

BEST **homes**

**LUXURY HOUSES & APARTMENTS
IN GREATER SYDNEY**

230 PAGES OF
DREAM HOUSES,
KITCHENS, POOLS
& OUTDOOR SPACES

LUXE LIVING
INSPIRING HOME DESIGNS

DIGITAL PARTNER
SYDNEY LIVING
powered by **completehome.com.au**

Universal
Magazines

No. 2 AUS \$995*
NZ \$1195 (Both incl GST)

ISSN 2203 - 8493

02

9 772203 849007



a total concept

Award winning garden, cabana & pool design.

designs for outdoor living



Design is an investment. It's worth getting it right.

We create beautiful spaces. A Total Concept is an established independent firm specialising in the design and integration of beautiful and functional gardens, cabanas, outdoor rooms and pools to enhance your lifestyle and add value to your property.

A Total Concept brings together all aspects of your project from choice of colours, paving, lights and plants. We provide services ranging from consultations to designs and specifications to the total management of your project.

An individually tailored design need cost no more.

Award winning garden, cabana and pool design,
Australia wide.



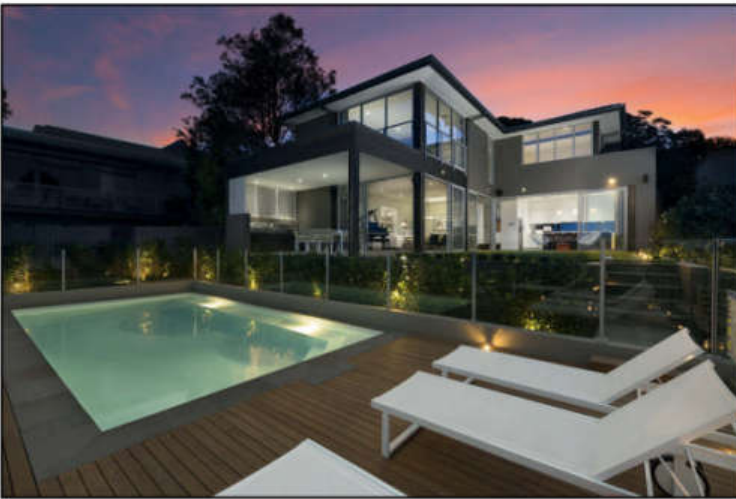
a total concept

landscape architects, cabana & pool designers

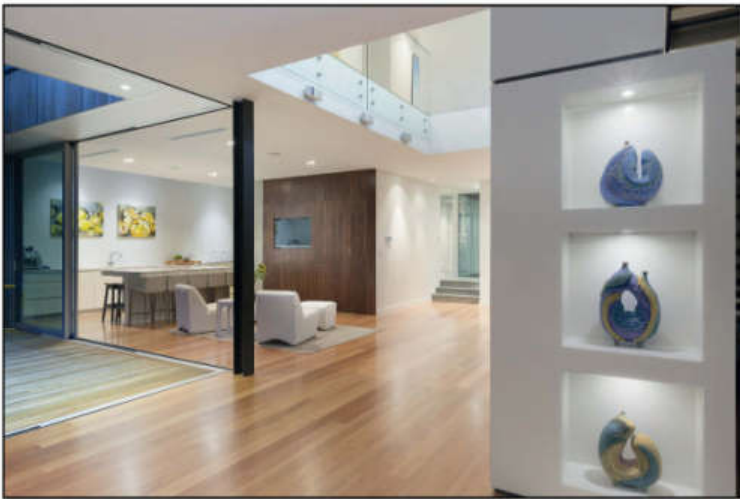
phone: 02 9957 5122 65 west street, north sydney nsw 2060

email: design@atotalconcept.com.au www.atotalconcept.com.au

associates of the australian institute of landscape architects



Engaging a company to design and build your home should never just be a decision of best price, but rather a decision of best value. **Chateau Architects & Builders** is a family owned and operated business which has been creating bespoke individual homes since 1970. We are specialists and award winners in Sydney's premium \$1m - \$2m custom home market and believe a whole-of-site concept and original home solution is key to optimising the value of your asset. We are a team of professionals including architects, cost consultants and builders working collaboratively through every stage of a project's development to offer you the very best of value. We include the architectural design, pricing, approvals, consultant's services as well as superb construction of your home all under one roof....a fully comprehensive and integrated service to ensure bespoke home creation is made EASY...saving you stress, time and money. Our model affords you the assurance of a fixed price tender at design stage, a single point of contact throughout and full accountability for every aspect, from design concept to turn-key completion.



Winner 2013 NSW HIA HOME OF THE YEAR
 Winner 2013 NSW HIA Custom Built Home Of The Year
 Winner 2013 NSW HIA Custom Built Home \$1m-\$2m
 Winner 2013 NSW MBA Custom Built Home \$1m-\$2m
www.chateau.com.au p: 02 9634 6888



The HOUSE OF BAMBOO® Difference

Specialists in bamboo and sustainable materials

Showroom: 13 Erith St, Botany 2019 T: 1300 665 703 E: info@houseofbamboo.com.au www.houseofbamboo.com.au





The House of Bamboo® has been in the bamboo industry for over 40 years and is recognised today as one of Australia's leading suppliers.

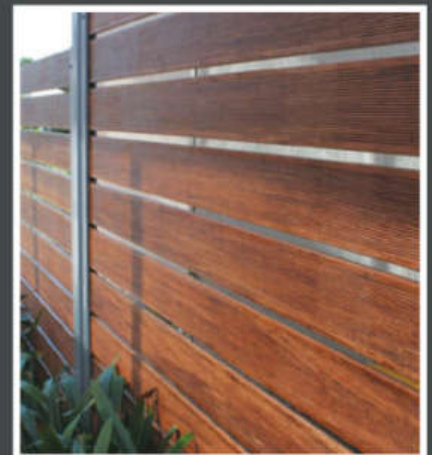
Showroom opening hours: Monday-Friday 9am-5pm, Saturday 9am-3pm

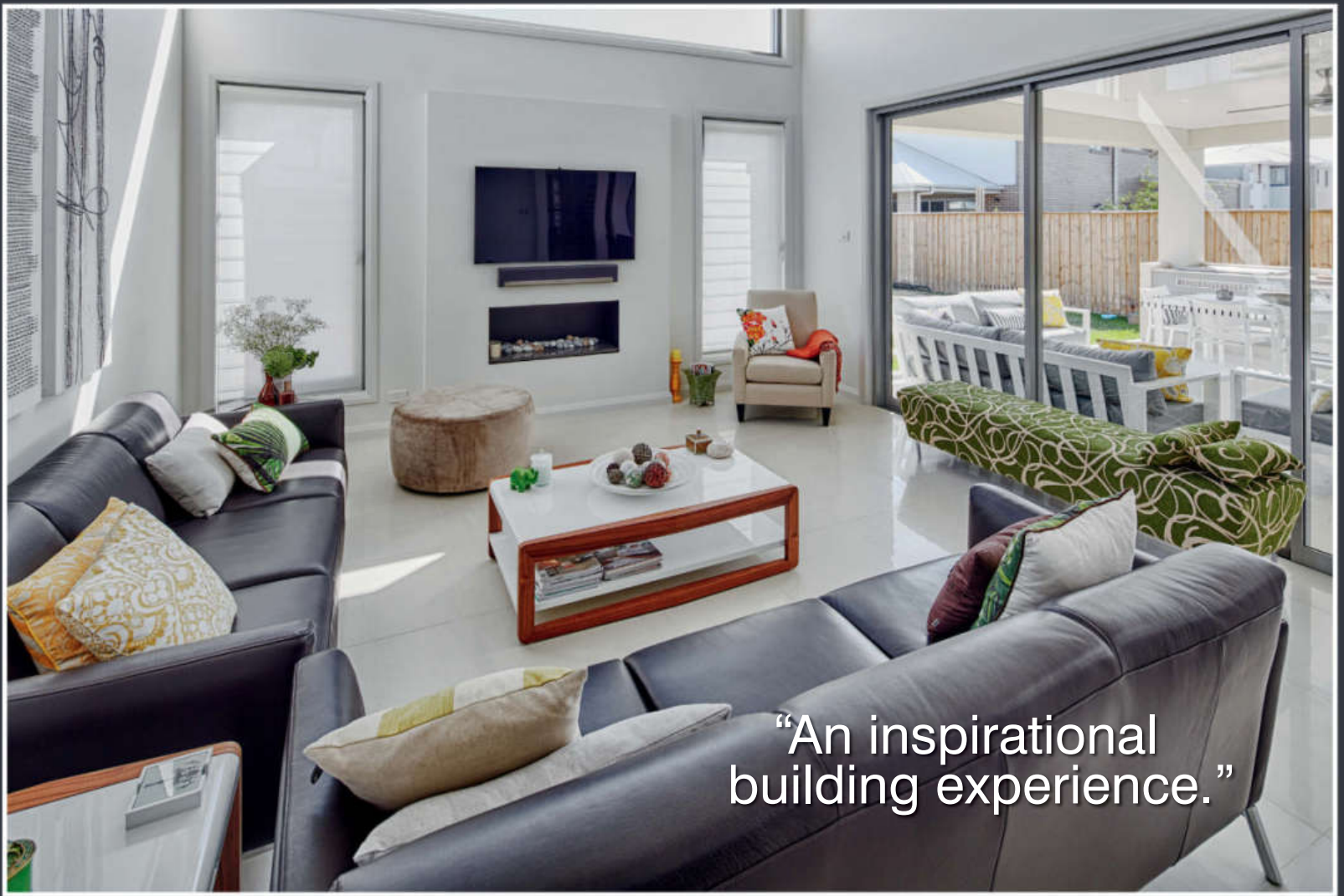


Find us on Facebook!

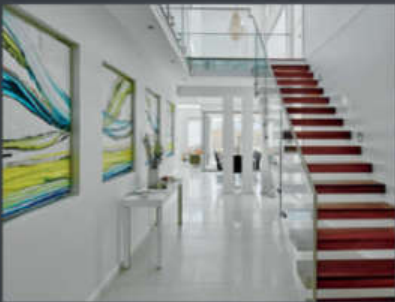


Interior and Exterior Inspirations...





STARR
· CONSTRUCTIONS ·



PO Box 475, Moorebank NSW 2170
P (02) 9822 7799 E info@starrconstructions.com.au
www.starrconstructions.com.au



112

contents

BUILDERS

- 14 Neil Fletcher Design**
Melbourne contemporary
- 22 Starr Constructions**
Open-plan living
- 28 Starr Constructions**
Spacious design
- 34 Graeme Alexander Homes**
Hilltop haven
- 40 Canny**
Modern family home
- 56 Swanbuild**
Contemporary combo
- 62 ACG Building**
Industrial chic
- 68 CMS Building & Design**
Sydney view finder
- 72 Bellemore Homes**
Art Deco opulence
- 78 Gremmo Homes**
Resort-style retreat
- 85 SFN Constructions**
Heritage beauty

- 90 BDC Building Services**
Family matters
- 96 GJ Gardner Homes**
Modern functionality
- 100 Jakin Constructions**
Renovation revamp
- 106 Felton Homes**
Bliss in Bella Vista

KITCHENS

- 110 CASF Australia**
Hub of the home
- 114 CASF Australia**
Celebrity kitchen
- 118 Dana Kitchens**
Luxe kitchen

POOLS & OUTDOORS

- 126 Narellan Pools**
Family-friendly backyard
- 130 A Total Concept**
Period style extravagance
- 134 A Total Concept**
European summer home
- 138 GOODMANORS**
Less is more

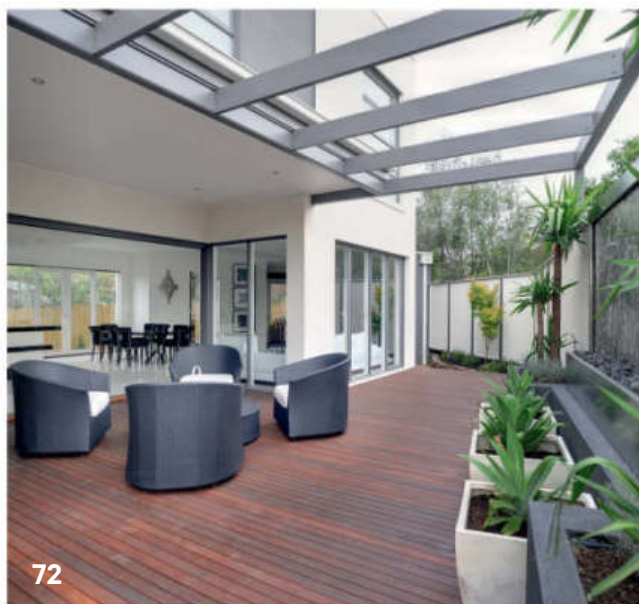
- 144 House of Bamboo**
Screen play
- 146 Crystal Pools**
Scenic Sydney
- 150 ACG Building**
Balinese-style cabana
- 154 Eco Design**
Garden party
- 158 Elite Garden Ornaments**
Feature of the garden
- 162 Pride Pools**
Swimming pretty
- 168 SiteDesign + Studios**
Cosy courtyard
- 176 Ground Control**
As good as new
- 180 To the Mil**
Family haven
- 186 Bisazza**
Mosaic masterpiece
- 188 Pride Pools**
Fun in the sun
- 190 Waterco**
Feeling fresh

CONTENTS



“The owner’s distinct choice of stone highlights a contemporary and daring design. The unique choice of granite and timber adds warmth, vibrancy and originality”
— Karen Fullwood, Dana Kitchens

- 192 Insight Landscapes**
Contemporary class
- 194 Urban Escape**
Outdoor accessory
- 196 Landart Landscapes**
Entertaining in style
- 201 Harrison’s Landscaping**
Rooftop garden
- 206 Blinds by Peter Meyer**
Outdoor lifestyle
- 208 Markilux Australia**
Taking cover
- 212 Jade Pools**
Pool party
- 218 Dry-Treat**
A stone’s throw away
- 225 Credits**
- 226 Index**



the cover

Cover design: Starr Constructions
Designer: Kate McKinnon
Photographer: Marian Riabic

You'll be swimming with

Pride



35 years

of building innovative swimming pools

Darryl Walters and Richard Lawley from Pride Pools offer a very personal service, building all types of domestic pools, in-ground spas and splash pools.

We create geometric, formal and the most natural looking pools. Comprehensive, fully detailed landscaped drawings are made for every swimming pool.

No site is too difficult – we combine engineering excellence with innovative architectural design.

Pride Pools has won many awards over the years, but our greatest satisfaction is in delivering a high quality pool to the client. We are members of SPASA and HIA.



Pride Pools Pty Ltd

abn 11 002 923 024 builders lic 37424

phone 9436 2711 fax 9436 3966

email info@pridepools.com.au

web www.pridepools.com.au



pride pools

Euroluce



MOD. 548 by GINO SARFATTI 1951 | FLOS, 2014

euroluce.com.au



Sydney | Melbourne | Brisbane

Project by Starr
Constructions

Architects & Builders

Design inspiration for your dream home

MELBOURNE CONTEMPORARY

Earthy hues and textures
create a homely and
comfortable environment

Modern composition

Located in an established Melbourne suburb with a diverse mix of homes, this site presented an opportunity for the owner and designer to explore the possibilities of a contemporary insertion into a varied and mature streetscape

Photography by Estate Imagery





ABOVE The kitchen boasts smooth, stylish contours and modern appliances

The client's main considerations included taking advantage of the site's solar orientation, drawing natural light into all spaces throughout the building, visual connections from each room to external spaces, flexibility of use and provision of multiple living spaces to accommodate the changing needs of a growing family.

An important aspect of the design process is collaboration and, with this house, the interaction between designer and client has created a spectacular result. A rich tapestry





A rich tapestry of materials and textures adds visual interest to the front facade — indicating to the casual observer the quality that lies within

of materials and textures adds visual interest to the front facade — indicating to the casual observer the quality that lies within. The designer, Neil Fletcher Design, has taken advantage of the visual and tactile appeal of natural materials, with horizontal timber cladding and vertical timber battens contrasting against the raw render finish of the ground floor. The exposed aggregate driveway and stepping stones to the front door frame the low-maintenance front garden.

A wide pivot timber door opens to the entry area where the organic theme continues. A polished concrete slab on the ground floor diffuses natural light throughout the living spaces, with extensive north-facing windows overlooking the pool area protected by a galvanised pergola. The internal wall to the garage references the first-floor cladding, with vertical battens providing a rich counterpoint to the white-painted finish throughout the rest of the house. The open-plan family


area includes a generous dining area and an impressive kitchen. The themes of external visual connections and the introduction of natural light are reinforced in the kitchen with a slot window providing views to a planted green wall, as well as an expansive skylight flooding light onto the work spaces from above. A discrete laundry, office, media room and bathroom complete the ground floor.

A double-height void connects the different levels, with timber and metal stairs providing

MELBOURNE CONTEMPORARY

The entryway utilises natural materials and double-height windows, creating a light and spacious introduction to the home





access to a large rumpus room at the centre of the first floor. A master suite overlooks the street and pool with the walk-through robe leading to a luxurious bathroom, which is beautifully appointed with a freestanding bath and wall-hung sanitary fittings. The first floor also provides an additional bathroom and three further bedrooms.

Neil Fletcher Design has crafted an innovative solution to the limited open space available on suburban allotments for a family-sized pool. This particular pool has been constructed with one side directly on the site boundary. A rendered-brick fence provides the backdrop to this elegant design solution with three sides of the pool open to the expansive outdoor area. The pool is a visual and functional focal point for all of the main living areas and can be accessed from each of the ground floor spaces as well as the service area to the back of the house.

MELBOURNE CONTEMPORARY



LEFT A mix of different materials and textures adds visual interest to the front facade



The success of this collaborative process is demonstrated in the attention to detail throughout the building, resulting in a versatile, spacious, contemporary home catering for the current and future needs of a growing family. The house fits comfortably within its surroundings, adding to the neighbourhood's rich and diverse architectural heritage.

Neil Fletcher Design specialises in providing bespoke design solutions for single dwellings as well as multi-unit developments — continuing the design service through to tender and contract administration. The company has recently been awarded the Building Designer's Association of Victoria award for Residential Design — Multi-Residential Over Six Dwellings. **BH**

more info?

Neil Fletcher Design
03 9772 9533
fletcherdesign.com.au

THE MARKET LEADER IN QUALITY NATURAL STONE



NATURAL STONE TILES & PAVERS . ALL SIZES . ALL FINISHES . ARCHITECTURAL . CUSTOM DESIGN

COMPLETE PROJECT SUPPLIES



MELBOURNE

2/1667-1669 Centre Road
Springvale VIC 3171

(03) 9558 4000



MARBLE & CERAMIC CORP

Importers & Distributors of High Quality
Travertine, Limestone & Marble



SYDNEY

33-35 Green Street
Banksmeadow NSW 2019

(02) 9666 3800

Magnificent Colours | **A**mazaing Deals | **R**emarkable Service | **B**rilliant Quality | **L**uxurious Range | **E**xceptional Supplier

www.marbleceramiccorp.com.au

Natural stone has never been so affordable

OPEN-PLAN LIVING

The entire ground floor has been built as one large, open space, resulting in a bright and spacious living area that flows out onto the alfresco living and other exterior spaces



Modern marvel

A contemporary home becomes the perfect fit for this young Australian family



OPEN-PLAN LIVING



ABOVE The living area is cosy and comfortable for the whole family to enjoy

OPPOSITE PAGE The cantilevered red mahogany staircase is a stunning feature of the home and transforms this hallway from an otherwise empty, dull space

The Australian climate and lifestyle calls for bright, open-plan homes with large alfresco areas that make the most of the warm summer sun. For these particular homeowners, this was the dream — to create a light and spacious interior that flowed seamlessly between the indoors and out, suitable for entertaining and everyday family living. To help them achieve this dream, the homeowners called upon Starr Constructions, a NSW-based team known for its extensive building experience and precision to detail.





OPEN-PLAN LIVING



LEFT Large glass windows enhance the infusion of natural light into the interiors of the home
BELOW LEFT The alfresco area allows the family to enjoy the Australian summer climate and its roof enables it to be used during the cooler months as well

Beginning with a flat, vacant block of land, the opportunities were endless. As the home was for a young family with two children, the design needed to accommodate their evolving needs. The final design is open plan with rooms flowing freely from one to the next. On the ground floor are the common areas, including the kitchen/living/dining, alfresco area with small dip pool, garage and guest bedroom. On the first floor are the master bedroom with large ensuite and walk-in-robe, three more bedrooms, an extra bathroom and two exquisite voids that capture tonnes of natural light.

In order to achieve the bright and spacious feel the homeowners desired, a light, neutral colour palette was selected, allowing the natural light from the voids and large windows to bounce around each room. Tones of cream and brown feature in the kitchen, which are picked up in the red mahogany floating cantilevered staircase, adding warmth to the otherwise pure-white palette, without making the home feel small or cluttered.

The star of the home, the kitchen is an impressive space, acting as the anchor of the main living area. A long island bench separates the work station from a breakfast bar, and the sleek slimline cabinetry maintains the clean, contemporary feel that is present throughout the rest of the home. Complemented by the sunken lounge and attached alfresco room, the ground floor feels like one massive room where family members can congregate together while still having the space to do their own things — a sought-out environment for a modern family home. **BH**



more info?

Starr Constructions
02 9822 7799
starrconstructions.com.au

*The final design
is open plan with
rooms flowing
freely from one to
the next*



TECTON GROUP

www.tectongroup.com.au T: (02) 8338 1883

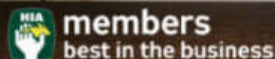
Platinum - Technology & Display Centre
Studio 28, Level 1, 69-73 O'Riordan St, Alexandria NSW 2015

**award winning
architects
+ interior designers
+ builders
+ project managers**

- Commercial
- Industrial
- Residential

multi unit. luxury residences, duplexes. villas.

- Complex structures
- Renovations & Extensions
- Child Care Centres
- Council Submissions





out of the square

*A family home gets a modern twist with clean lines,
wide open spaces and a touch of luxury*

Photography by Marian Riabic



A vacant block of land presents the opportunity to create something special without any of the hindrances that occur when a pre-existing structure lies in the way of your new abode. And that's exactly what this Bella Vista, Sydney, home was afforded.

In a typical family residence, occupants tend to live on top of each other and spaces are filled to the brim. This modern take on a family home prioritises space, and there's plenty of it for a couple with two young children. "The client wanted a spacious house in which they would feel comfortable," says Nino Sanzari from Starr Constructions.

Beginning from scratch, there was a considerable amount of work to be completed, including a cinema, multi-car garage, courtyard, living and kitchen area, laundry, lounge room, dining room, four bedrooms and two bathrooms. Luckily, they were able to avoid calamities along the way. "There were no obstacles," admits Nino.

The brief focused on the creation of a sleek space, so a neutral colour palette was used to complement the open nature of the home. Furnishings in beige and brown with hints of silver and marble exude a calming atmosphere throughout. A timber floating staircase introduces an organic element into the home, serving as a feature of the house. The staircase also provides a view of the landscaped garden and pool, which includes a spa and cabana-style structure where swimmers can escape from the hot summer sun.

Boasting gardens overflowing with green foliage, this home offers the family the perfect weekend escape to enjoy time outside together,

as well as many private nooks where each person can relax and unwind. What more could you want from a family home? **BH**

more info?

Starr Constructions

02 9822 7799

starrconstructions.com.au





SPACIOUS DESIGN



This modern take on a family home prioritises space, and there's plenty of it for a couple with two young children



Contemporary elegance, traditional quality.



Westside Showroom/ Factory 42 Queensland Road, Darra QLD 4076

Northside Showroom 19 Robinson Road East, Virginia QLD 4014

Email. dana@danakitchens.com.au

Phone. 07 3371 7100

www.danakitchens.com.au



HILLTOP HAVEN

This home's interior frames the spectacular views, with large glass windows and bifold doors bringing the outside in



A timeless view

This classic home has become the perfect retirement plan with the most impressive outlook

The alfresco area provides unobstructed views of the harbour and bay and creates a welcome extension of the living area





*The peacefulness
and outlook of
the site are what
the couple fell
in love with and
they desired a
home that suited
its picturesque
location*

On top of a hill with spectacular views over the Mornington township, harbour and bay, this 1031m² block of land, on which an old, flat-roofed fibro home was originally situated, has been transformed into a cosy, modern home for two retirees.

The owners purchased the block five years ago with the goal of building their dream home where they could retire. The peacefulness and outlook of the site are what the couple fell in love with and they desired a home that suited its picturesque location.

Previously living on a larger farmlet, it was to be a dramatic downsize for the couple, therefore ensuring the home didn't feel small was very important. The owners also have a considerable number of hobbies and interests, such as cars, boats and simply tinkering with objects, so a large workshop close to a small factory in scale, with high ceilings for hoists and a large enough area to fit their hobbies, was also desired.

Not only were the personal requests of the homeowners important but the fact that the home was to be built for retirees, hence avoiding structural elements such as stairs, was a major consideration in the overall design.

The design and build was conducted and completed by Graeme Alexander Homes, which have taken full advantage of the sloping block and marvellous views. A walk-up entrance garage, classic contemporary lines and a luxurious glass facade are the first things you see when approaching the home. A neutral palette with the addition of timber and stone detailing creates the initial warmth that continues into the interior.

A large open-plan kitchen/living/dining/alfresco area comprises the main space in the home and makes the interior feel grand and spacious. Tall ceilings and large windows add to this effect; however, the beautiful timber floorboards and selection of soft, textured furniture and furnishings

HILLTOP HAVEN



ABOVE The large open-plan kitchen/living/dining area creates the spacious feel that the homeowners were used to from their previous home

RIGHT Timber framing and stone paving complement the neutral façade, while the landscaping offers a pop of colour

offer the comfort and warmth that the owners were used to. On this first floor are also a bedroom, bathroom and study while another loft-style study is tucked away on another floor above.

While simple finishes, interesting rooflines and windows help disguise the workshop beneath the main living area, this is where the couple spend most of their time, with two spare bedrooms, a lounge area, bathroom, storerooms and a cellar also located on the ground floor. All in all, the homeowners are in awe of what Graeme Alexander Homes has accomplished and are so excited to have such an amazing space to call home. **BH**

more info?

Graeme Alexander Homes
03 5975 4561
gahomes.com.au



- Family Business since 1922
- Master Builders Association Member since 1937
- Multi Excellence in Housing Awards Winner



- Design service from sketches to working drawings
- Construction of quality new homes and additions
- Sydney's Northern Suburbs, Northern Beaches and surrounding areas



PHONE OFFICE: 02 9999 1107

www.barnwell.com.au

Built-in appliances and handleless cabinetry provide a seamless finish in this contemporary kitchen



Embracing the new

A young family get their dream home with a knock-down/rebuild that offers everything they wanted and more

Photography by Derek Swalwell





CONTEMPORARY FAMILY HOME

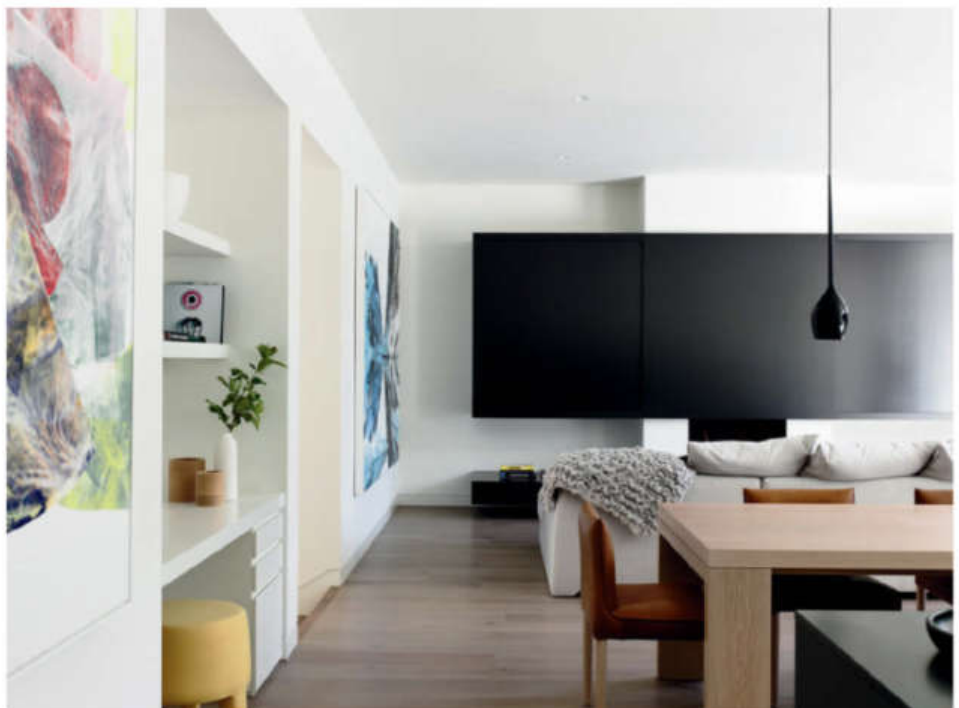


OPPOSITE PAGE The 3m-high ceilings create a sense of spaciousness to the interior spaces

RIGHT Large, vibrant artworks add character and colour to the open-plan living/dining area while an impressive television unit hides all media and associated wires and cables

The homeowners bought the property, which was originally a run-down block that housed a dark and claustrophobic double-storey rental home, with the intention of knocking it down and rebuilding their dream home. After attending a dinner party at Lubelso's Spring Road project, they fell in love with the company's design aesthetic and knew it was the style they were looking for.

The brief was to create an architecturally designed, contemporary home for a young growing family on a unique sloping block. "On the back of the success of the Spring Road home, our objective was to develop a similar family-friendly home that was more accessible to a larger client base. We developed a cost-efficient floor plan that reduced the purchase





OPPOSITE PAGE TOP This bedroom continues the home's minimal interior style but feels cosy and warm with the addition of sheer curtains, plush carpet and darker-toned bed linen

OPPOSITE PAGE BOTTOM The bathrooms display a sleek, clean palette of greys and whites

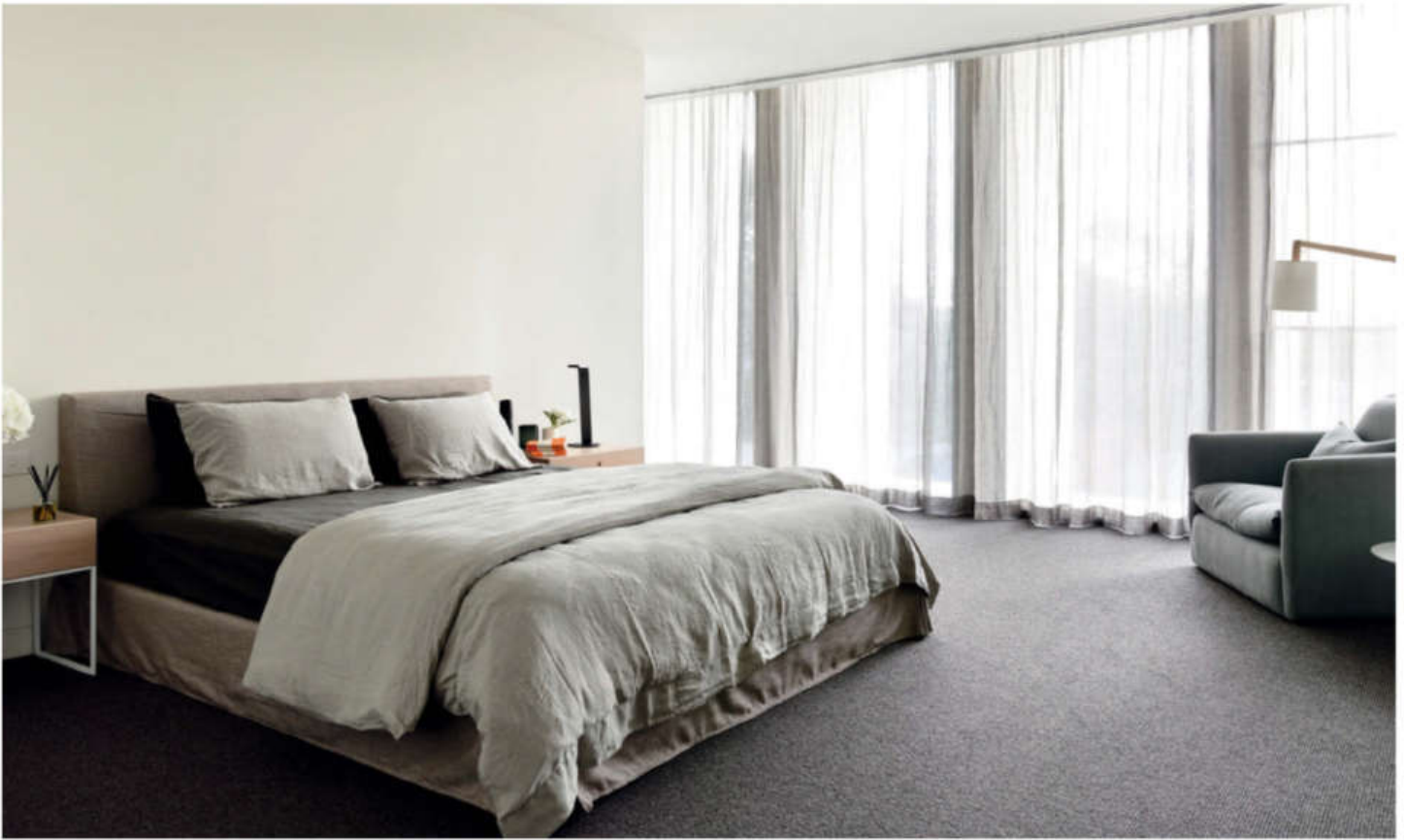
price by 20 per cent without compromising the luxurious feel, sophistication and craftsmanship that is synonymous with the Lubelso name," says Damian Canny, founder of Lubelso, a division of the award-winning design firm Canny.

The result is a sleek, contemporary home that looks and feels luxurious. From the street, the sharp lines and monochrome facade appear bold and daring, while the neutral colour palette of the interior with grey and timber accents creates a sense of warmth and comfort. The luxurious 3m-high ceilings throughout the home provide a grandiose effect.

With the sleeping quarters upstairs comprising the master bedroom on one side and three generously sized bedrooms to the other, the ground floor is where this thoughtfully designed home really shines. "The home carefully arranges the spaces to provide a connected mix of private and living zones," says Damian. "The family is able to spread themselves across the open-plan kitchen/



CONTEMPORARY FAMILY HOME



CONTEMPORARY FAMILY HOME



“We developed a cost-efficient floor plan that reduced the purchase price by 20 per cent without compromising the luxurious feel, sophistication and craftsmanship that is synonymous with the Lubelso name” —
Damian Canny

ABOVE The minimalist style of this home's interior is continued outdoors, creating a sense of cohesion

LEFT From the street, you already get the sense that this is a designer home with a contemporary feel. The architectural facade is certainly eye-catching

dining/living areas, accommodating a number of varying activities in the one space. This large living space is also connected to the alfresco area via floor-to-ceiling sliding doors. The ground floor includes a separate formal living room that is connected to two private courtyards along with a study, which offers isolation via a full-height pivot door. Being located near the entry was specifically important for the work-from-home client.”

With 20 years' industry experience, the Lubelso and Canny teams have produced a home that requires less investment and time while still achieving a design with architectural merit. “It is the first Lubelso home worth under a million dollars,” says Damian. And with extras including a 6-star energy rating, double-glazed windows and internal wall insulation, it is no wonder the homeowners are thrilled with the result.

Canny has received industry recognition on numerous occasions, including winning the Housing Industry Association's (HIA) Home of the Year (Victoria) in 2006, HIA Project Home of the Year (Australia) in 2013 and Overall Renovation/Addition of the Year (Victoria) in 2013. **BH**

more info?

Lubelso
 0429 496 244
lubelso.com.au



☎ 1300 306 606
sales@designerstaircases.com.au
www.designerstaircases.com.au

 **designer**
STAIRCASES

Excellence in every aspect. Concept to completion.

OUR HOMES HAVE A CERTAIN AIR, A STYLE ... A STATUS. THEY ARE DESIGNED FOR PEOPLE WHO WANT TO STATE THEIR APPRECIATION FOR AESTHETICS IN A SUBTLE WAY ... A LASTING WAY.

Aspect has a unique service, which sensitively blends individual design relevant to today's lifestyles with practical construction expertise.

With unparalleled excellence in authentic architectural diversity and more than a generation of experience, Aspect has become a benchmark in the prestige residential marketplace offering an all-inclusive service of building, interiors and landscape design as well as project management.

Our philosophy at Aspect Designs is to combine detailed and innovative concepts with a strong and

continual personal interaction with every client. In doing this, we create a superior product reflecting the client's self-expression and individuality.

Through our close relationship with our preferred builders and by co-ordinating all the vital links in the chain of constructing an individual home, we are able to produce a superior result and save you time and money through our extensive experience.

Custom designed and built homes give you full control over the quality and function of your new home. These homes are unique; they are designed

specifically for you and the land on which you want to build.

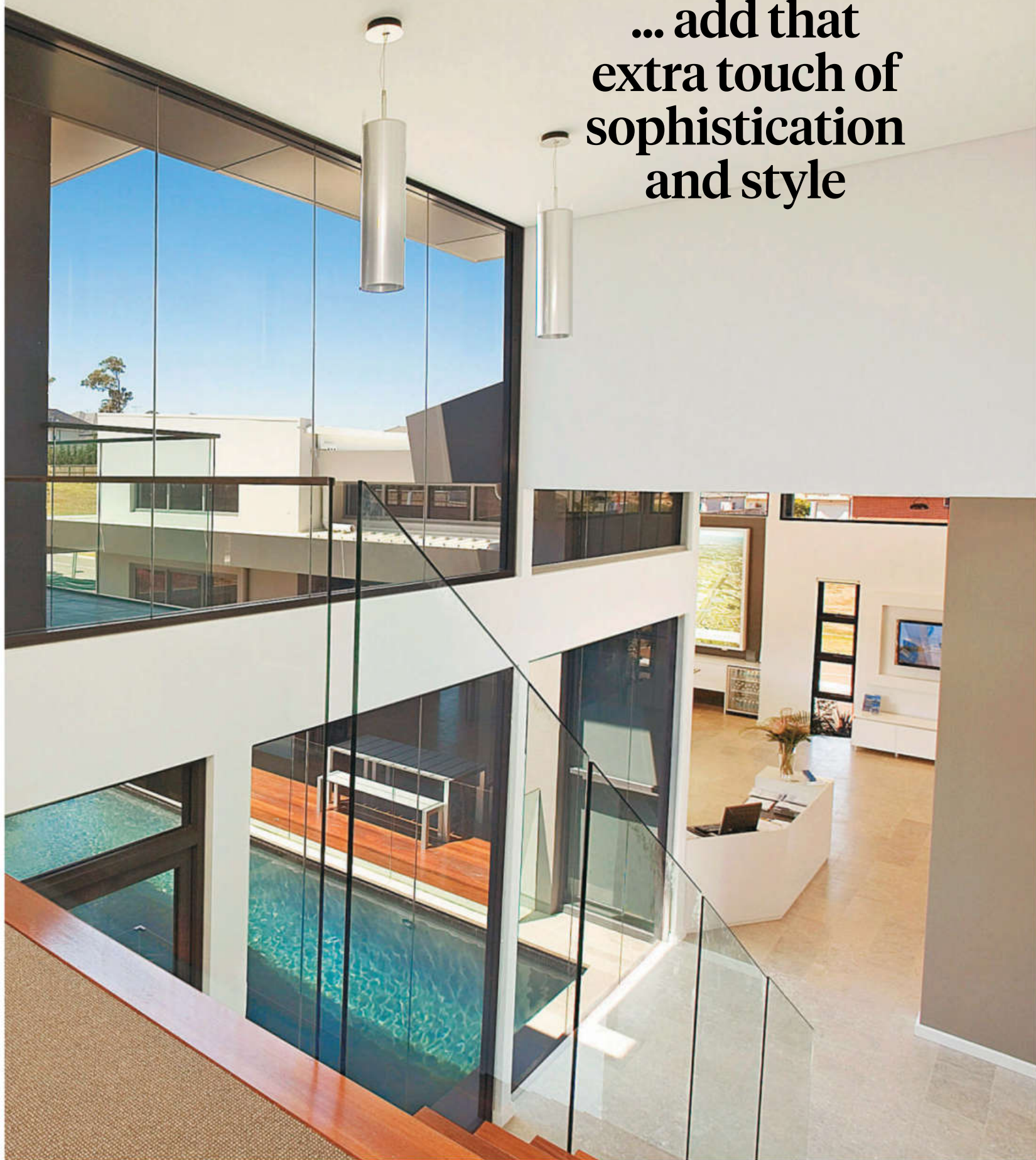
Those desiring a home which expresses their individuality will engage design professionals to ensure their home is tailored to their needs. Because of their originality, custom homes will require more attention to detail and documentation.

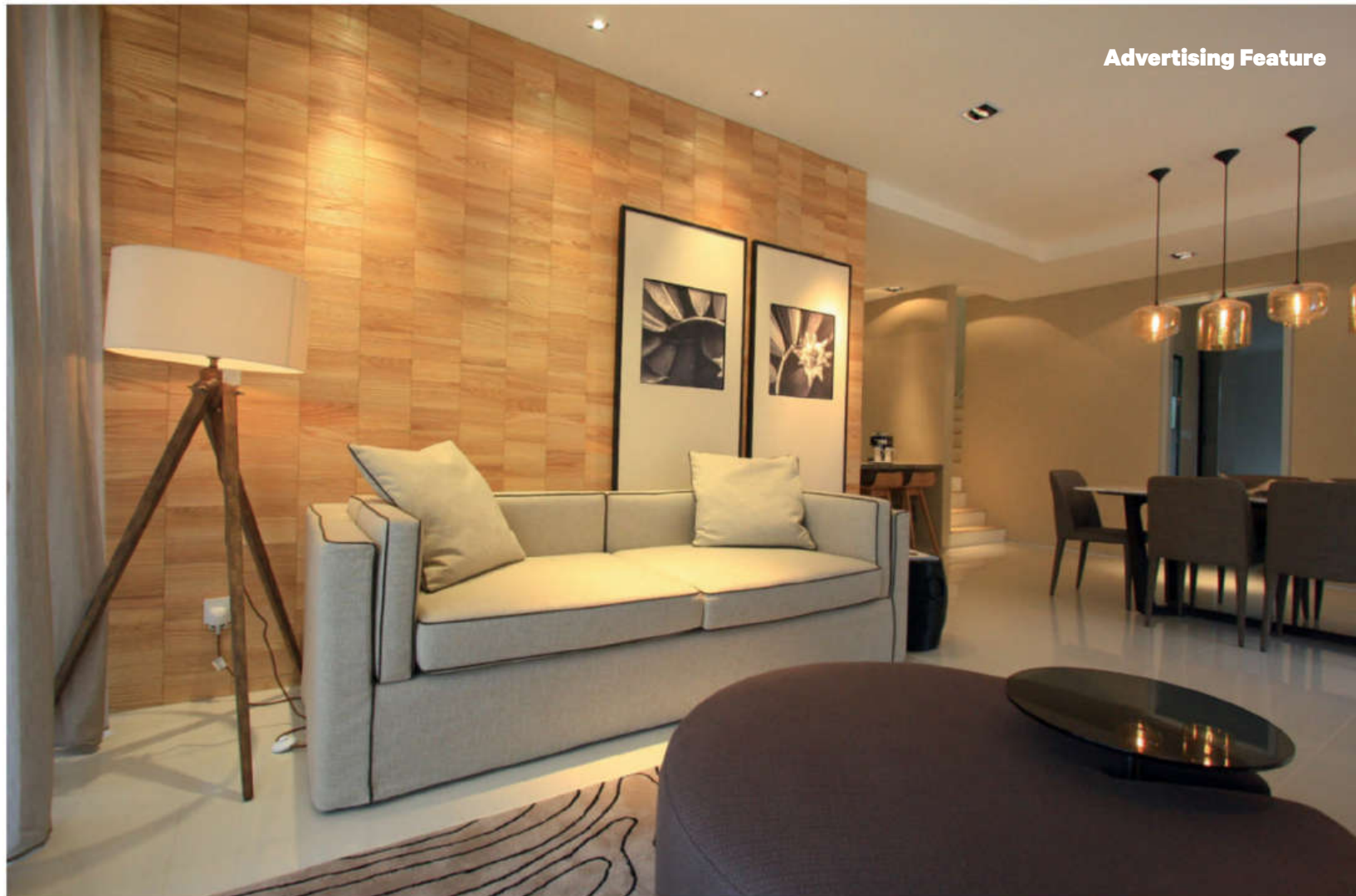
The design team at Aspect will streamline this process to ensure a superior result which will not only greatly enhance your investment but ensures the success of their projects in a timely and cost effective manner.



MASTER BUILDERS ASSOCIATION AWARDS
'Best Metropolitan Home' in the open category
'Best Exhibition Home' in its price range - The Aspect
'Most Innovative Design' in its category
'Best Metropolitan Home' in its price category
for 7 consecutive years
'Best Exhibition Home' in its category
'Exhibition Home of the Year' - open category

**... add that
extra touch of
sophistication
and style**





To complement the architectural intent of your home, Aspect offers an Interior Design Service that will enhance your individual design. This service will ensure that your home has a personal feel and of course, add that extra touch of style and sophistication.

Few of us have a natural flair when selecting colours, fittings and furniture that will suit the style of our home and make the best use of space. We may often have a mental image or an idea of the atmosphere we would like in our home, but trying to make that a reality can be quite a challenge.

This is where the expertise of an Interior Designer is called upon.

An Interior Designer will combine your vision, personal requirements, and the flow and layout of the home to create a stunning home that complements, and enhances your individual style. Interior designers are connoisseurs in their field, highly skilled in colour, textures and materials selection with the ultimate goal or not only making a particular living space look great, but function perfectly as well. They also have access to a whole host of suppliers and products not necessarily available directly to the public.

Our designers have won many awards for their talent in combining unique design with functionality for both the interior and exterior of our homes.

AWARDS FOR INTERIOR DESIGN

- 'Best Bathroom'
- 'Best Kitchen' - for 3 consecutive years
- 'Best (innovative) use of brickwork'
- 'Best (innovative) use of paint'

HOUSING INDUSTRY ASSOCIATION AWARDS

- 'Home of the Year' trophy - open category
- 'Most Innovative Design'
- 'Best Workmanship'
- 'Best Metropolitan Home' in its category for 3 consecutive years





To complete the overall lifestyle design and ensure your home is integrated with the outdoors, Aspect offers experienced, personalised and cost effective design services within our group for your outdoor rooms, pools and gardens.

The service includes consultation, design, specifications, approvals, works tenders, trade

recommendation, complete project management and contract administration. Landscape Design and Construction is a long-term investment for your living environment and, if planned in conjunction with your home, will be tailored to your lifestyle and enhance the enjoyment of your home. A well-designed landscape garden

which seamlessly integrates your home with pool, garden, outdoor entertaining areas, tennis court and front entry will increase the functionality of your indoor/outdoor spaces and will add substantial value to your home.

The continued recognition received from both clients and industry peers demonstrates



an appreciation of our philosophy. For 35 years Aspect has had a professional hands on approach which has helped our clients express their individuality and style and won a plethora of major awards and commendations for innovative design, quality workmanship, interiors and landscaping.

more info?

Aspect Designs
0418 460 714
aspectdesigns.com.au

OTHER AWARDS

'Best Residential Development'

- Liverpool City Council

'Environmental Design Awards'

James Hardie Design Award for

'Composite Construction'

Baulkham Hills Shire Council Award

for 'Most Innovative Design Concept'

'Pool Awards' (designed by Aspect)

'MBA Residential Concrete Pool' - 2012

'SPASA Residential Concrete Pools' - 2014

NEW!

THE MOST ESSENTIAL ROOM IN YOUR HOUSE

bedroom
MAKEOVERS

INSPIRATION FOR BEDROOMS,
STUDIES & WALK-IN ROBES

100+
PAGES OF BEAUTIFUL
BEDROOM IDEAS

**CREATE YOUR
DREAM SPACE**
WITH GREAT ADVICE
FROM OUR EXPERTS

**only
\$9.95**

FABULOUS FABRICS, RUGS,
LIGHTING, WINDOW COVERINGS,
BEDDING AND BEDROOM FURNITURE

AVAILABLE FROM YOUR LOCAL NEWSAGENT NOW OR CALL 1300 303 414 TO ORDER A COPY!

AUSTRALIAN MADE | BBQS & OUTDOOR KITCHENS | FACTORY DIRECT | 25 YEAR WARRANTY



The Avalon

The Lifestyle Modular Outdoor kitchen range

Visit our website, www.lifestylebbqs.com to see videos of our BBQs in action and get detailed information on how to specify your ideal Outdoor Kitchen. We manufacture in Australia and you buy direct from the factory. **Lifestyle BBQs can be shipped Australia wide.** Built-in and mobile BBQs also available.

113A Fairford Rd, Padstow (Just off the M5 Motorway)

SYDNEY PLEASE CALL: (02) 9773 6245

AUST WIDE CALL TOLL FREE: 1300 849 790

www.lifestylebbqs.com

Open: Mon-Fri 9am-5pm, Sat 9am-2.30pm



4 Burner International



A Real BBQ Factory



The Collaroy



Versatility in all forms

A design that's both stylish and adaptable

CONTEMPORARY COMBO



ABOVE Optional extras include timber-look tiles in the family, meals and kitchen areas

ABOVE RIGHT Combining different textures in the interior design provides a contemporary and modern feel



The Contempo 3 by Swanbuild Homes aims to achieve striking, contemporary design with a combination of outdoor finishes and modern straight lines.

Swanbuild has designed the Contempo 3 to be just like its name, modern and contemporary with a vibrant splash of colour that can be incorporated throughout the interior of the home.

Boasting three bedrooms, each with a built-in robe, two bathrooms, a lounge and family room

with walk-in pantry, the home was conceptualised as an open-plan living environment.

An array of optional extras enhances the homeowner's unique sensibilities. These include multiple cladding to the perimeter, fixed-glass shower screens, glass kitchen splashback and timber-look tiles in the family, meals and kitchen areas.

The Contempo 3 is not the sort of home that will be lost in its surrounds but instead will stand



as a feature of the street. Swanbuild Homes has incorporated a split-skillion roof into the design, a vital element that brings light and life into the spacious, open-living design from every angle. The home is complemented by the landscaping and shrubbery that surround its exterior.

Family-owned and -operated, Swanbuild Homes is a fully licensed building firm with more than 30 years' industry experience. The company specialises in the highest-quality transportable buildings, offering everything from deluxe, prestige estates and practical custom-built homes to small, modern weekend retreats, with the option of extending later. With the Contempo 3, Swanbuild has created a stylish and practical family living environment.

With a seven-year structural guarantee, 12-month maintenance period and all appliance warranties taken care of, Swanbuild's efficient manufacturing process ensures homeowners needn't worry about a long and difficult building

CONTEMPORARY COMBO



Swanbuild Homes has incorporated a split-skillion roof to the Contempo 3 design, a vital element to bringing light and life into the spacious, open-living design from every angle

OPPOSITE TOP The spacious design is great for growing families.

OPPOSITE BOTTOM The master bedroom is complete with walk-in robe

ABOVE A modern bathroom design

ABOVE RIGHT An outdoor area is perfect for entertaining

RIGHT Swanbuild guarantees building quality is second to none

period as homes are constructed in a purpose-built manufacturing plant before being transported to the site. No time is lost due to bad weather, on-site vandalism or pilfering and there is the added bonus of knowing exactly when you can move in.

The Contempo 3 design provides a stress-free building process that results in a multifunctional and efficient design, perfect for the modern family. **BH**

more info?

Swanbuild Homes
1800 008 024 or 03 5036 0000
swanbuild.com.au





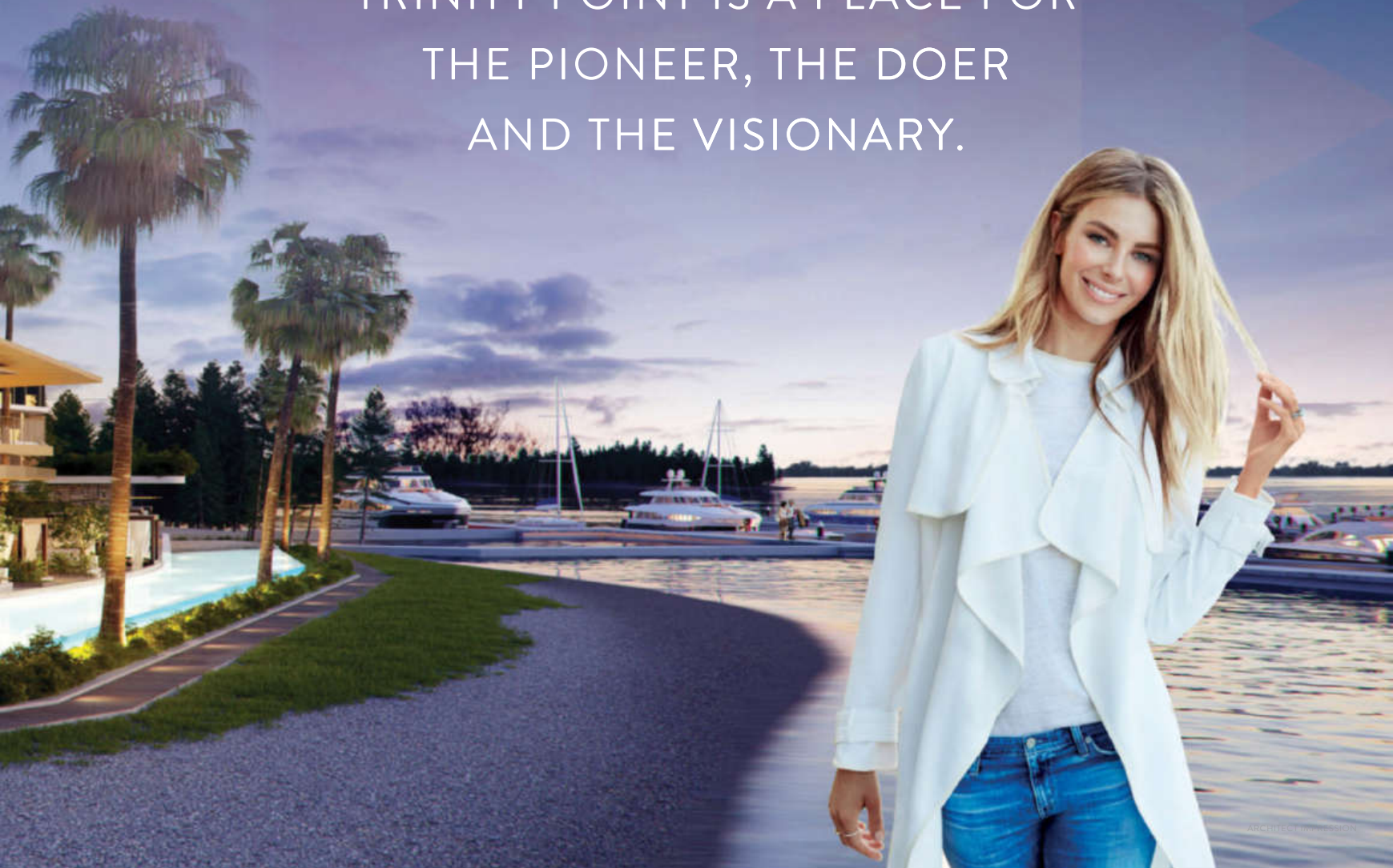
Find your own sense of place in a waterfront habitat you won't find anywhere else in Australia. Homeowners at Trinity Point are those shunning the rapid pace of the city for the relaxing vibe of this new world standard marina village. Surrounded by water on three sides, Trinity point is complemented by luxury waterside residences, boutique hotel, restaurant, café, health and well-being centre and a wide range of fitness and leisure activities.

The architecturally designed residences at Trinity Point will have a distinctly modern aesthetic, and have been envisaged for the future. Come and reimagine your life at Trinity Point, and build your dream home on the shores of beautiful Lake Macquarie, only 88 minutes north of Sydney.

TRINITYPOINT.COM.AU

trinity point
LAKE MACQUARIE

TRINITY POINT IS A PLACE FOR
THE PIONEER, THE DOER
AND THE VISIONARY.



TRINITY POINT DRIVE, TRINITY POINT, MORISSET PARK 1300 888 888



INDUSTRIAL CHIC

The open-plan living area creates a spacious, bright and comfortable environment for the whole family to enjoy



Got it all

The combination of a clever design team and a centrally located block has resulted in a building that provides for its residents while also complementing its environment

Photography by Reg Blunt of EMB Photographics



INDUSTRIAL CHIC



Known for its live performance and restaurant culture, the suburb of Enmore in Sydney's inner west offers a unique display of elements both young and old. The streets are lined with quaint heritage-style homes while the walls of buildings are covered in graffiti — a characteristic that has been turned into a feature of this new development.

Inspired by the vibrancy of the graffiti-covered walls and the retro feel of the surrounding area, ACG Building, together with Alec Pappas Architects, transformed a neglected commercial building into a multifunctional, four-storey hub in Enmore's town centre. With commercial spaces on the ground floor, the top levels host one- and two-bedroom apartments that evoke a modern, industrial feel with light-filled interiors and contemporary furnishings. Bold accent pieces pay homage to the graffiti that now marks the walls of this new block.

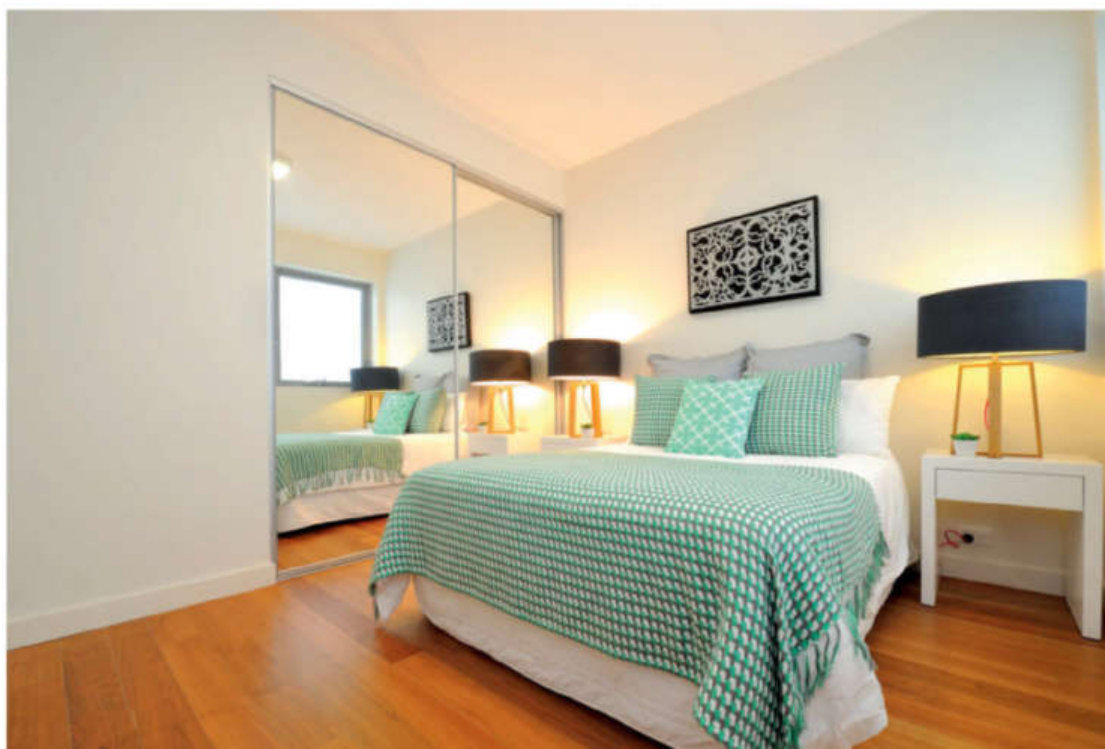




OPPOSITE PAGE TOP The open-plan living area creates a spacious, bright and comfortable environment for the whole family to enjoy

OPPOSITE PAGE BOTTOM The kitchen offers a clean, contemporary design with a white palette that contrasts beautifully with the timber floorboards

ABOVE AND RIGHT The bedrooms feature a neutral colour palette with vibrant accent pieces that pop



INDUSTRIAL CHIC



Not only are the apartments' interior finishes something to rave about, but the building materials and fixtures are first class also.

The building's concrete-constructed walls look exquisite from street view and complement the building's industrial style. On the inside, heavy-duty insulation was added to soundproof each apartment from the noisy streets, as well as to help maintain the temperature of the interior. Double-glazed windows also contribute to each apartment's insulated qualities and skylights were added in the top two units to make full use of natural light.

While Peter Phokos of ACG Building admits there were numerous challenges to overcome during the building process — such as the need to strengthen the building's foundations,

run gas, electricity and water lines to the new floors, and ensure the retro, industrial style was maintained throughout the block — he and his team are incredibly happy with the end result. The building suits its location yet reflects the modern era in which it was built and, most importantly, provides a light, bright, comfortable home for the new residents in the centre of a vibrant Sydney suburb. **BH**

more info?

ACG Building
0412 861 393
acgbuilding.com.au

Bold accent pieces pay homage to the graffiti that now marks the walls of this new block

TOP LEFT The corridors and lobby showcase the industrial style that was the initial inspiration for the development

ABOVE The professional graffiti that was painted on the rear of the building provides a true sense of character



We don't just build, we create a lifestyle

For years we've built beautiful homes around Sydney for people who desire perfection. We've grown a reputation for delivering a perfect finish and beautiful work. We're driven to always deliver a perfect project for every client and that's the reason we've won the Master Builders Excellence in Housing Award for two years in a row.

So if you're looking to build, why not speak with the Award Winning Team at ACG Building or visit our website to see more of our work at acgbuilding.com.au.



www.acgbuilding.com.au

Residential

Commercial

Industrial

Maintenance

Sky's the limit

This apartment's new design makes the most of its extraordinary outlook



Initially just a standard residence in a great location, this 15th-floor apartment wasn't taking advantage of its positioning on the north-east corner of a Potts Point block. The interior was also in desperate need of an update and so CMS Project Management & Construction, together with Graphite Architects, was given the task of turning this apartment into an entertainer's oasis that encapsulated the picture-perfect scenery outside.

Residing in this apartment is a single, professional woman who desired a luxurious, contemporary home that was both bright and warm, and truly made the most of the views of Watson's Bay and around to the Sydney Opera House and Harbour Bridge. "The client brief was to totally strip the apartment and create a luxurious and stylish living space that would also be perfect for entertaining. She wanted to enjoy the amazing views from every room,

including the ensuite. All finishes were to reflect current design trends and incorporate state-of-the-art technology. The client also wanted the finishes to be minimalist and maintenance-free to suit her busy lifestyle," says CMS Project Management & Construction's David Lavings.

Working in an apartment block was a challenge both due to the close proximity of the neighbours and the limited working space available. "We ensured that residents were not

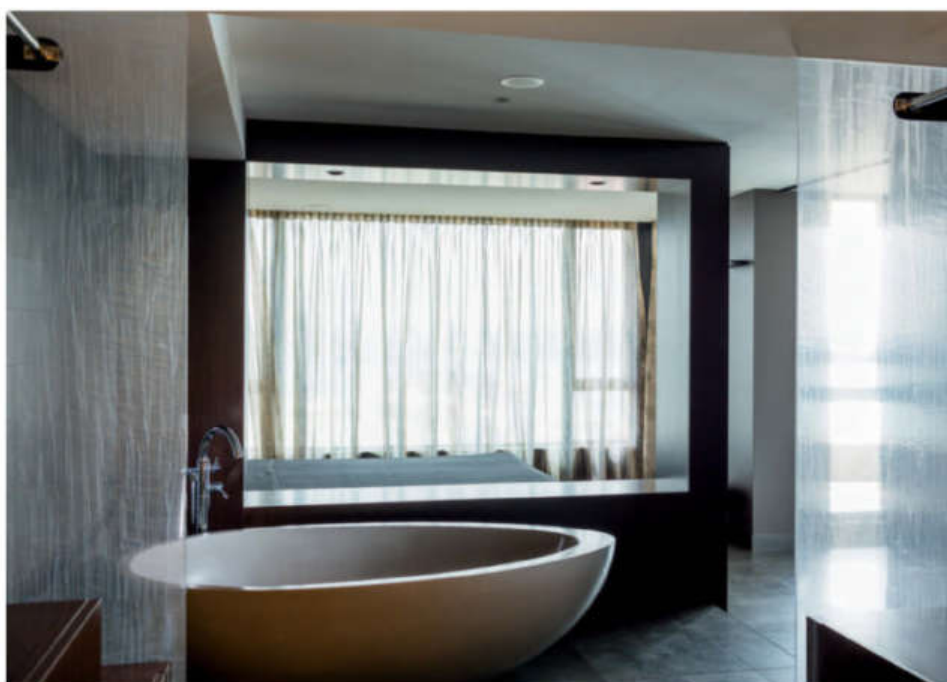


ABOVE Positioned on the 15th floor, north-east corner of a Potts Point block, this apartment has 180-degree views from Watsons Bay and around to Sydney Opera House and the Harbour Bridge

TOP RIGHT The open-plan living area displays the pinnacle of luxury and sophistication, incorporating a chef-style kitchen, fully insulated and acoustic walls, heated flooring and a Dynalite automated-control system that manages the lighting, sound system, television and motorised blinds



ABOVE Even the ensuite has access to the picture-perfect views



disrupted and endeavoured to keep the noise to a minimum with strict time limits” and a highly organised delivery schedule for materials and use of the lift, says David.

By completely stripping the apartment, the design and construction team have achieved an exquisite interior that ticks all the boxes, including incorporating that glorious view into the overall design. With an expansive open-plan living area and superior-quality finishes, the materials used ensure a luxurious feel throughout the entire apartment. **BH**

more info?

CMS Project Management & Construction
02 9905 3511
cmsprojects.com.au



CONSTRUCTION



MANAGEMENT



FIRE SAFETY

Building Partnerships

CMS Project Management and Construction are proud to be associated with the 2014 MBA NSW Excellence in Housing Awards and are the happy winners of two Excellence in Housing awards for 2014.

- 2014 Winner – Home Unit Renovation open category
- 2014 Winner – House Renovation \$800,00-1,000,000
- 2006 Winner - Commercial Renovation up to \$5 Million

The judges' comments included "All trade finishes throughout were finished to the highest standard."

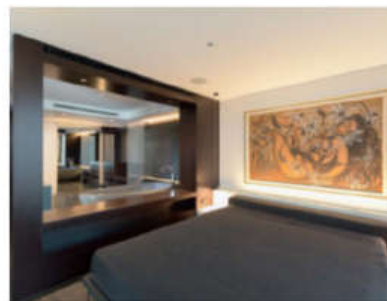
"The design and construction was of a very high standard which is reflected in the selection of finishes, joinery and standard of workmanship."

CMS's construction division can provide a variety of construction options including design and construction, specialising in:

- Residential
- Commercial
- Hospitality and Retail
- Education
- Refurbishments & Fitouts
- Fire Safety Upgrade



Suite 326, 20 Dale Street,
Brookvale NSW 2100
Phone: 02 9905 3511
www.cmsprojects.com.au



ART DECO OPULENCE

A contemporary baroque
ambience creates a certain magic
in the home's living areas



Extraordinary surroundings

*Luxury meets contemporary in this
monochromatic Montage*

Photography by Andrew Lecky



ART DECO OPULENCE



ABOVE The spacious, modern kitchen commands attention

LEFT The outdoor area continues the monochromatic tones but introduces a punchy bright green from the plants, creating a minimal yet chic outdoor environment

OPPOSITE PAGE Dramatic opulence stems from the use of monochromatic styling

The moment you swing open the full-height pivot door on the new Montage from Bellemore Homes, you understand this is no ordinary residence. Lavished with glossy opulence layered over every detail, from the entry hall to the ensuite bathroom, this abode is a long way from the everyday.

Once inside the front door, a grand entry sequence draws visitors into an interior that luxuriously blends a contemporary baroque ambience, much like that of famous French designer Philippe Starck, with monochromatic drama that leaps right from the Art Deco era.

The double-height void inside the front door passionately states the bold intentions of this home. An informal lounge with a contemporary fireplace sits next to a striking bespoke brushed-metal artwork that curtains the stairway. The polished gas fireplace is decidedly 21st century, and the lounge is the perfect place to relax and take in the uncommon warmth of this house.

Despite its high design aims and the latest building and electronic technologies it employs, it is a friendly home, perfect for the entertainer and

Despite its high design aims and the latest building and electronic technologies it employs, it is a friendly home, perfect for the entertainer and the family



ART DECO OPULENCE



the family. Large-format, high-gloss white tiles line the floor as it broadens towards the kitchen and informal dining room. Every convenience has been thought of to ensure the kitchen is not only a generous place to cook, but also operates as the hub of the home. An LCD television mounted seamlessly into the joinery, easy-gliding Blum drawers and cupboards, a prominent and accommodating island bench with Smeg induction cooktop and a contemporary exhaust rangehood make for a functional showpiece.

The dining area connects directly to the kitchen for ease of preparation and to ensure the cook isn't separated from the conversation. To the rear is a retreat that could be used as a media room, teenagers' getaway or formal lounge. Generously proportioned, the lowered ceiling height in this space serves to make it cosy and intimate.

A ground-floor powder room and office complete the amenities, with a terraced deck adjoining the living area, topped off with a striking water feature and sunshade.

The stairs lead up to a landing and internal bridge that separates the master bedroom and ensuite from the remainder of the level. Even the custom-made elliptical handrail in the stairwell reflects the quality that is the hallmark of this house. The size of the main bedroom echoes the generous dimensions found downstairs. The bedroom is in essence an individual wing of the house, just the place for a Sunday lie-in and a long relaxing shower before fronting the day.

Beyond doubt, the headline feature of this home is the ensuite bathroom. Finished in small, glass mosaic tiles that glint and glitter in the light, the room makes a statement about the craft and ambition of this design. The Villeroy & Boch fittings have been carefully chosen for their sculptural qualities, which are strikingly individual and beautifully resolved. A recessed rain shower in the ceiling and extravagant black handbasins point to a keen eye for the deco era. This is a bathroom that brings a smile to the face while calming the spirit. The remainder of the upper floor contains three additional bedrooms, each brightly flooded with natural light and very accommodating for a growing family.

Outside, the home features a double lockup garage that can be accessed internally. The facade is a contemporary take on clean modernist lines, with a beautifully textured Japanese tile feature that serves to visually break up the ample proportions of the house. The ambitions of this home are considerable: catering for a large family, robust but glamorous, perfect for entertaining and with a style all its own. Ambitious yes but executed with lavish aplomb. **BH**

more info?

Bellemore Homes
03 9887 8984
bellemorehomes.com.au

ABOVE Extravagant design choices in the bathroom calm the spirit

BELOW The facade is a smooth, unique fusion of grey and white, from the architecture to the driveway and garden pebbles





Because one size never fits all



Every family is different and so is the perfect home. That's why we offer you total design flexibility. We give you the choice to modify one of our current designs or custom design a new home from scratch. It is our way of making sure you receive exactly what you want from your new home,

including the façade. First impressions count and the right façade should be as individual as the people inside, so whether you've got a picture in your mind, an image sketched on paper or complete architectural plans, talk to our experts today about bringing your dream home to life.



1300 WINCREST (1300 946 273)
W | wincrest.com.au

Central Coast, Newcastle & Hunter | 4351 0995
E | enquiries@wincrest.com.au



RESORT-STYLE RETREAT

The relaxed interior features plenty of space for socialising and is finished with a neutral palette dotted with bursts of moody-hued accessories





Elegant escape

*A request for an elegant home for a busy family
spawned this modern design*

Photography by Ian Mainsbridge

RESORT-STYLE RETREAT

White wall surfaces and stone benchtops are offset by the reflective mirrored splashback and custom-designed metal bulkhead in the sleek kitchen





“Recycled timber flooring, random quartz stone cladding and honed travertine help soften the expansiveness of the home” — Richard Gremmo

There’s never a dull moment at this resort-inspired dwelling in Sydney’s Hills district. The client’s desire to escape the hustle and bustle of a busy city life inspired Gremmo Homes to produce a distinctive abode that ticks all the boxes.

A quick glance at the house and you’re instantly drawn to the abundance of space. It’s a standout feature that has allowed the project to mould into a luxurious retreat, boasting entertaining features to satisfy any social family. With expansive flowing spaces, it promotes harmonious fun and relaxation in the one stylish hub.

The design capitalises on its surrounding qualities and oozes contemporary living. The five-bedroom, three-bathroom home is worked in an open-plan style that masterfully integrates with its outdoor oasis and features. To achieve this, the original house was carefully demolished and the timber cladding, framework and roof timbers salvaged to be used in the new building. “The concept was to design and build a beautiful residence with sustainable materials and energy-efficient elements,” notes Richard Gremmo of Gremmo Homes.

Luxury fittings are peppered throughout the structure, which boasts innovative environmental design. The home’s glazing uses either “hush” glass or thermal comfort qualities, depending on its arrangement and location. A 9.9kW photovoltaic system has been installed to help with energy conservation and a 20,000L underground water tank captures the rain, which reticulates to the washing machine, toilets and external taps.

The relaxed interior features plenty of space for socialising and is finished with a neutral palette that’s dotted with bursts of moody-hued accessories to create warmth. The sophisticated space was constructed to

RESORT-STYLE RETREAT



Luxury fittings are peppered throughout the structure, which boasts innovative environmental design

exude a homely feel by using natural materials that produce variations in texture. “Recycled timber flooring, random quartz stone cladding and honed travertine help soften the expansiveness of the home,” says Richard.

The kitchen reflects modern minimalist design at its best. White wall surfaces and stone benchtops are offset by the reflective mirrored splashback and custom-designed metal bulkhead. It’s a sleek and stylish finish that plays with texture. The island bench complements the family’s needs, along with a large concealed pantry, Smeg appliances and European tapware.

The crowning glory of this immaculate home is undoubtedly the outdoor area. You’d be forgiven for thinking you were stepping into a holiday resort in this dreamy space. It’s been

designed to accommodate a growing family and caters beautifully for entertaining. The alfresco area captures a bushland vista while maintaining a private yet expansive pool and entertaining core. This central focus is a beacon for fun in the sun, with a complementing outdoor kitchen that features high-end appliances. It’s the perfect spot to entertain guests or simply relax, with a glorious swim-up bar in the pool and timber-decked pods that are perfect for a lazy summer’s day.

A feature pond with ambient lighting and organic quartz stone cladding is an added touch of resort-inspired design. Honest materials, such as recycled timber decking and lush green plants, including the two statement Phoenix palms, complement the modern

exterior. This design won Gremmo Homes several awards at the 2011 Hills Building and Design Awards, most notably the award for Overall Excellence in Building. The home is a great example of modern style meets rustic nature, as Gremmo Homes has enabled the two opposing elements to become one, bringing to life a luxurious family dwelling that boasts contemporary flair framed by a fascinating raw backdrop. **BH**

more info?

Gremmo Homes
02 9629 9509
gremmohomes.com.au



OPPOSITE PAGE One of the bedrooms features large expansive windows to take advantage of the gorgeous views

ABOVE At first sight, you are instantly drawn to the space that surrounds every room of the house. This aesthetic feature was specifically designed to meet the clients' desires to escape the hustle and bustle of the busy city life that surrounds the land

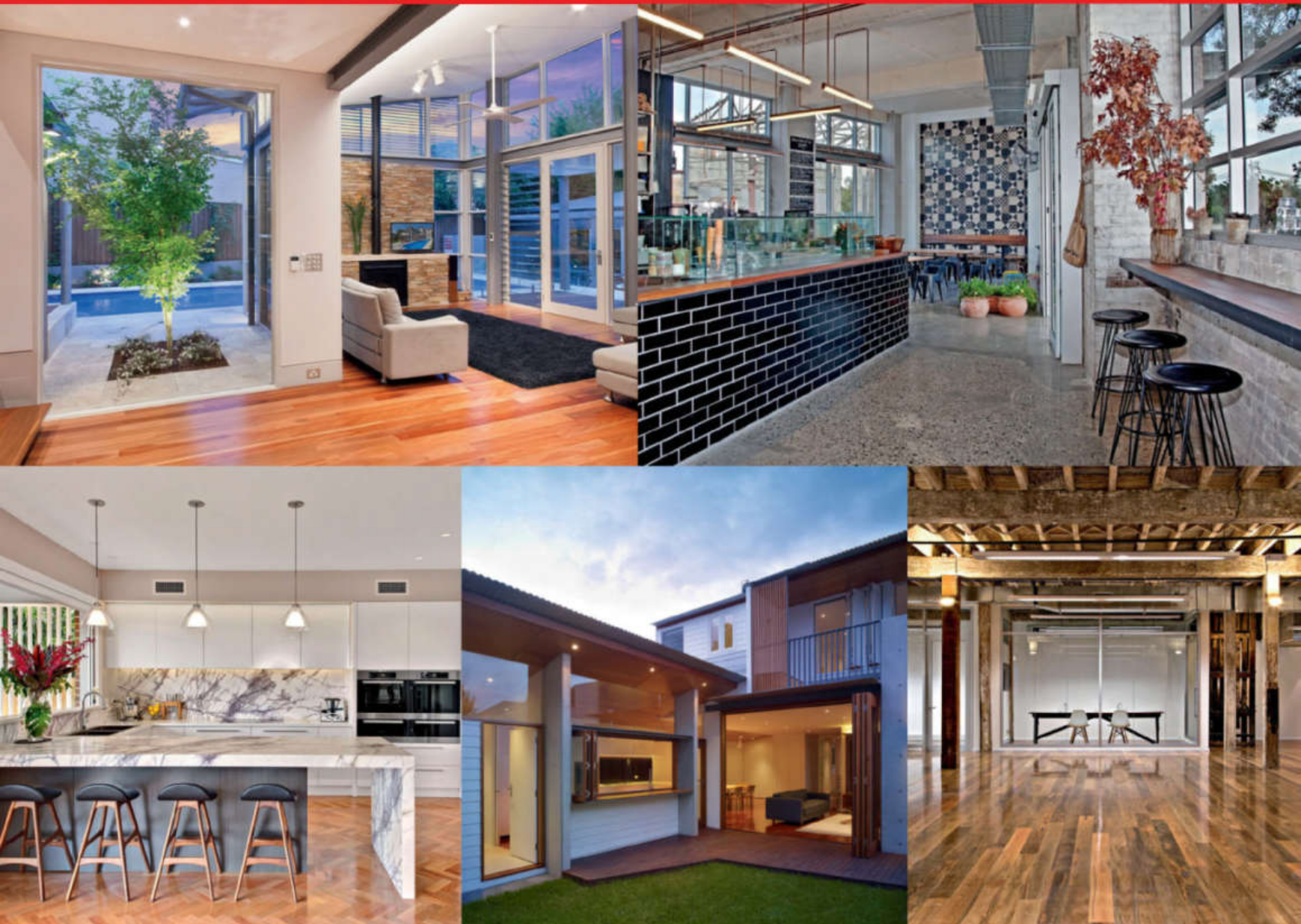
RIGHT The contrast between the white and timber finishes, the crystal blue water and the rich green of the flora creates a tranquil atmosphere





Home Units \$300,001-\$500,000

Realising your visions with
attention to every detail from
commencement to completion



33 Tebutt Street, LEICHHARDT NSW 2040 tel. 02 9550 0911 www.sfnconstructions.com.au

SFN
CONSTRUCTIONS

The home's facade features various characteristics typical of a federation bungalow, including white-painted window frames, red-brick pathways in a herringbone pattern, tall, corbel-top chimneys, a front verandah, luscious green garden and a decorative gable

Old-world charm

In a federation suburb of Sydney, old meets new in this charming heritage home

Photography by Josh Vernon-Rogers

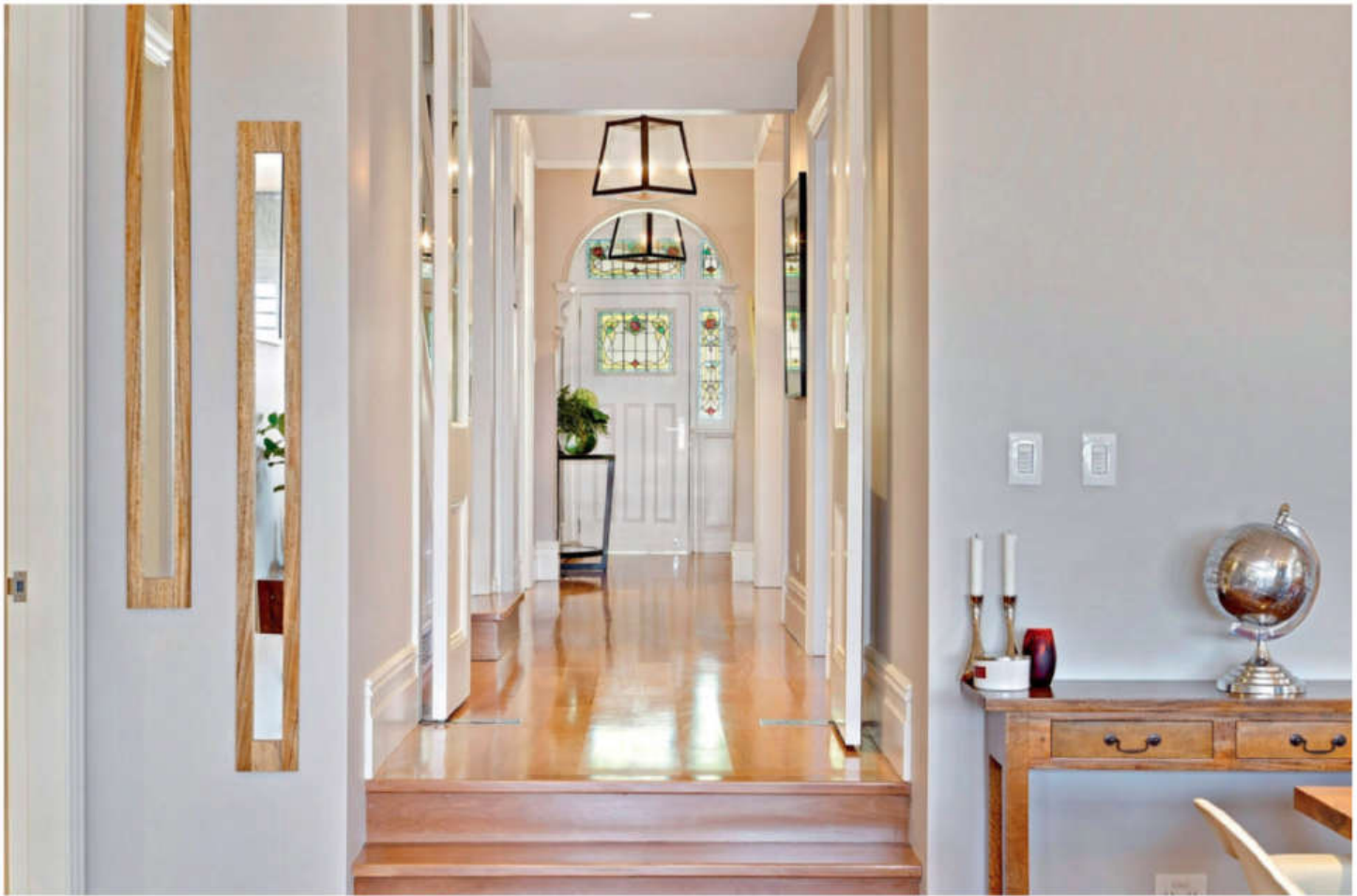


An unpreserved federation home in the quaint suburb of Haberfield in Sydney's inner west was in dire need of a makeover, but with heritage-listed properties comes complicated building codes, as well as costly materials and procedures. SFN Constructions together with Filmer Architects were called upon to return this home to its original charm with the addition of a few modern touches.

The brief for this project was to restore a federation home for a family with three young children. "The family desired a functional home with a spacious area for entertaining," says Frank Sciacca from SFN Constructions. "The property was heritage listed so it was important to comply with existing building codes yet still create a contemporary feel."

With the front of the home needing only a minor facelift, it was the existing rear structure, which was a mix of unpreserved federation





OPPOSITE TOP The open-plan kitchen and living area displays the home's unique ability to seamlessly blend traditional and contemporary styles. The Brushbox parquet floor is the hero feature and is complemented by a neutral colour palette

OPPOSITE BOTTOM The New York honed-marble kitchen benchtop is an exquisite feature of the kitchen and creates an interesting contrast to the parquet floor

ABOVE The front door with its beautiful stained-glass window acts as the perfect entrance to this family home

LEFT "The roof-frame structure, in order to create the loft master bedroom, was also a challenge and so with the use of innovative structural engineering, jack steel beams were adopted in order to support the room load," says Frank. Skylights also make the room feel larger and provide vast amounts of natural light

features, that required complete demolition and remodelling. This was to be the greatest challenge, as was the homeowners' request for a temperature-controlled, basement wine cellar. But with the skill and experience of the talented design and construction team, the build was quickly underway and the results speak for themselves.

A gorgeous blend of old and new styles has been achieved throughout this enormous four-bedroom, five-bathroom home. With a light and bright interior of contemporary designs and finishes, the exquisite Brushbox parquet flooring

"The property was heritage listed so it was important to comply with existing building codes yet still create a contemporary feel" — Frank Sciacca

HERITAGE BEAUTY



ABOVE The backyard offers the homeowners the entertaining space they desired and plenty of room for the young kids to run around

laid in a herringbone pattern pays homage to the home's history and creates a unique interior style and warmth. Luxurious, modern additions include the New York honed-marble kitchen benchtop, butler's pantry, self-contained cabana, swimming pool and, at the homeowners' special request, a basement wine cellar.

A perfect representation of how federation homes can be brought into the 21st century, this Haberfield beauty is a testament to the people who envisioned this project and those that brought it to life. "In this project, we have achieved a high level of finish, with spacious living and entertaining areas that fulfil a contemporary lifestyle while maintaining the home's presence in the heritage area of Haberfield," concludes Frank. **BH**

more info?

SFN Constructions Pty Ltd
02 9550 0911
sfnconstructions.com.au





Complete Outdoor Kitchen Solutions



Complete your dream

MyAlfresco offer you Australia's first truly all weather outdoor kitchen system.

Here at MyAlfresco, we understand that Australians love the outdoors – we love nothing more than entertaining family and friends in our own backyard. We offer a range of pre-designed outdoor kitchen packages (including a complete range of outdoor cooking appliances) or the ability to design your own to suit your dream alfresco.

MyAlfresco – “More than just life, it's a lifestyle”

Please contact us for an immediate quote

(03) 9768 0823 | Visit **www.myalfresco.com** for full listing of national display centres
Showroom – 40-44 Mark Anthony Drive, Dandenong South. Victoria 3175

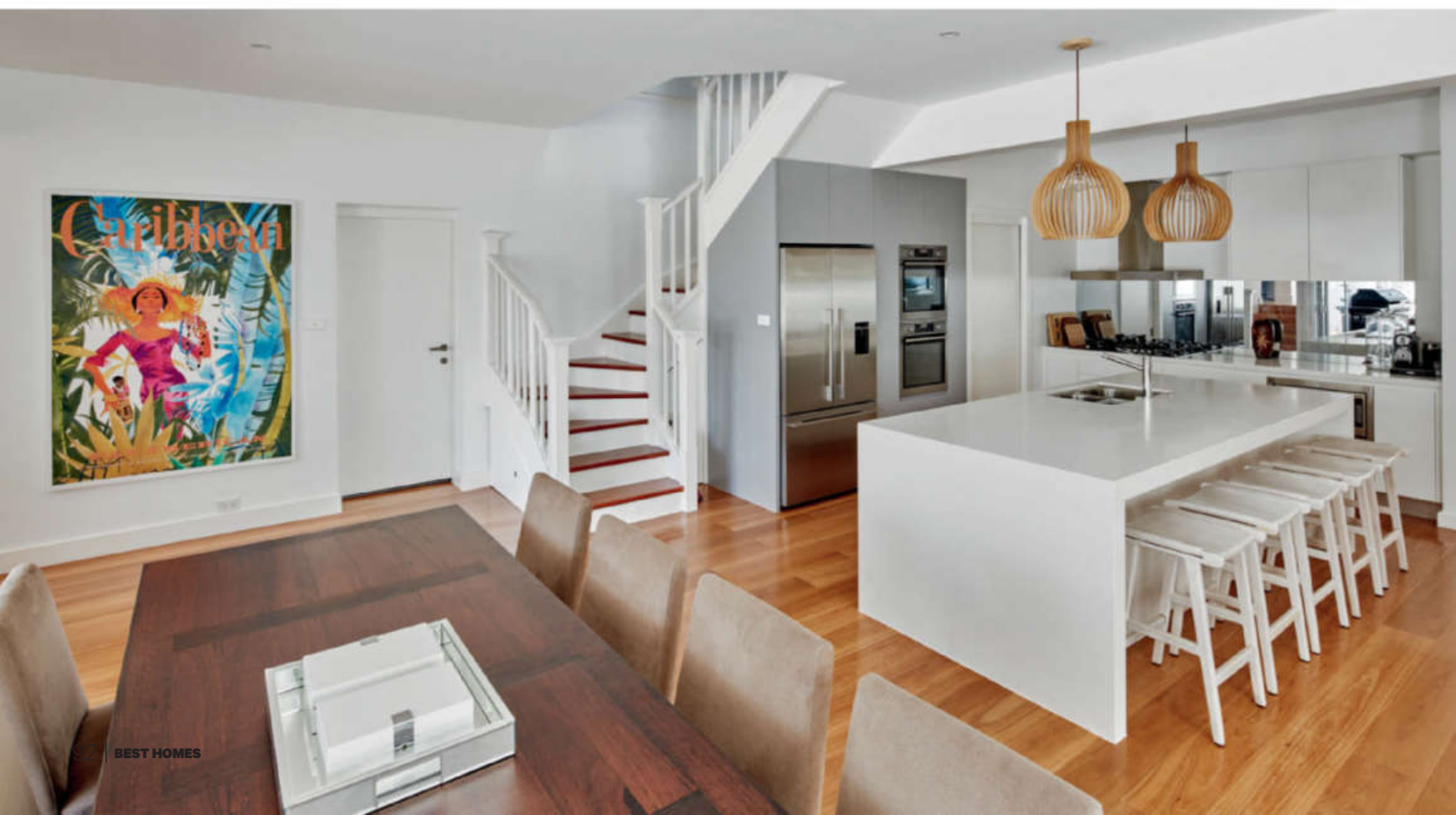
Available
Nationally



Family matters

*A complete redesign and rebuild
provides a family of 11 with room to move*







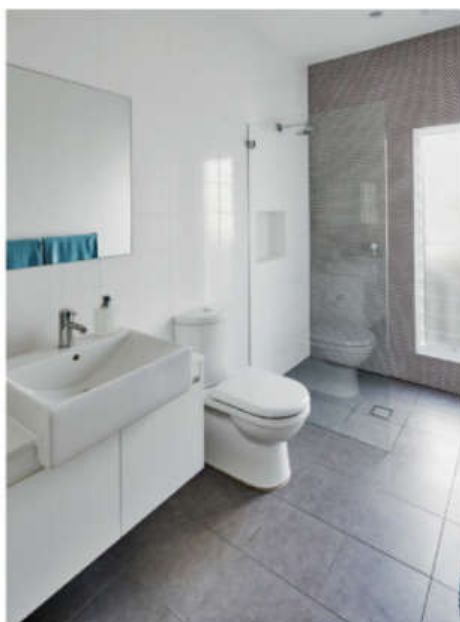
“As always, the budget was limited but was soon thrown out the window when Jules and Simon could see what was being done and what was able to be achieved” — Brett Blandin de Chalain, BDC Building Services

In the laid-back suburb of Manly on Sydney’s Northern Beaches, Jules, Simon and their nine children were a tight fit in the basic building they called home. Desperate for some tender loving care for their home, Jules and Simon recruited BDC Building Services and architect Gabbie

Mitchell to redesign and rebuild their home to accommodate their large family and create a resort-style living environment.

Although the homeowners desired a modern, contemporary home, their main concern was that the new space would provide plenty of room for the children to feel comfortable

MORE TO LOVE



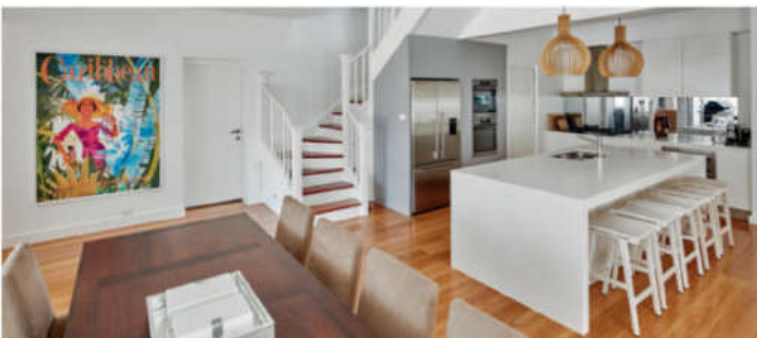
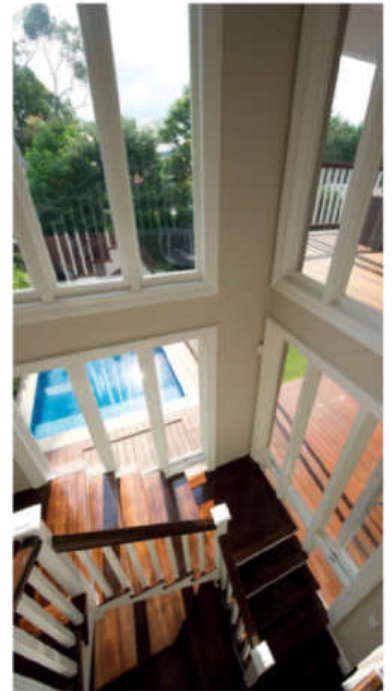
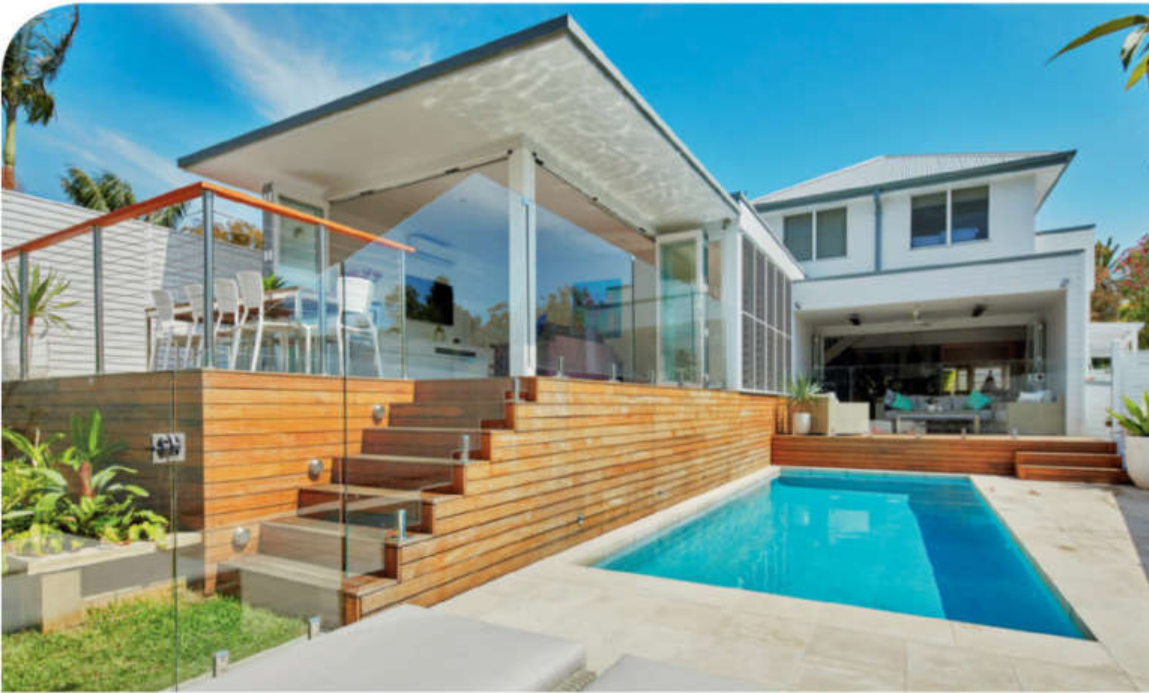
and not on top of one another. The home was to have spaces, such as the living and dining areas, where the family could spend time together, but it also needed to respect everyone's privacy. To achieve this, BDC Building Services and Gabbie got to work and the result was a refurbishment of the entire ground floor and a redesign of all the rooms, plus an extension to the rear of the home, as well as a complete rebuild of the first floor.

With nine children to support between the ages of six and 19, with two about to sit their Higher School Certificates, money and time were of the essence. A strict deadline was set for when the project had to be completed and Jules and Simon were originally nervous about the plans for a total redesign/rebuild. "As always, the budget was limited but was soon thrown out the window when Jules and Simon could see what was being done and what was able to be achieved," says BDC Building Services' Brett Blandin de Chalaïn.

While a few major structural changes and the need for a flood-risk assessment due to the location of the home posed challenges during construction, the build was completed in time and the homeowners are absolutely thrilled with the result. With clean, crisp interior finishes and open-plan living quarters, the feel of the home has completely changed. Certainly now offering the resort-style feel that Jules and Simon were after, the addition of extra bedrooms, a rear extension and rebuild of the first floor have achieved the ultimate goal: to provide the children with ample privacy and comfort. Overall, happy homeowners equal a satisfied builder and a successful construction. **BH**

more info?

BDC Building Services
0438 696 365
bdcbuilding.com.au



Traditionally
built modern
execution



Contact *Brett Blandin de Chalain* on 0438 696 365

www.bdcbuilding.com.au

ABN: 46 518 688 073



One smart space

This home makes the use of clever design and modern technology to be one of G.J. Gardner's most popular plans



MODERN FUNCTIONALITY

This display home was designed from the popular Coolum plan, but has been enlarged to 300 square metres



MODERN FUNCTIONALITY



This practical and attractive family home is situated in the heart of one of Coffs Harbour's newest residential areas, North Sapphire Estate. The 300m² display home has been designed from one of G.J. Gardner's most popular family plans, the Coolum. But G.J. Gardner clients can choose from more than 90 G.J. Gardner home plans, all with the freedom to modify them to suit your land, lifestyle and budget. As custom builders, G.J. Gardner has the flexibility to cater to your needs.

Managers of G.J. Gardner Homes Coffs Harbour Rick and Susan Fischer say that they know from experience why this design is so popular.

"We have lived in this home previously with our three young children and know what a fantastic design it really is, so we wanted to showcase the home to our clients so they can experience what we had the pleasure of enjoying," they said.

PRACTICAL AND COMFORTABLE

Functionality is the key to this bright and vibrant residence. Designed around a central



ABOVE AND RIGHT The use of wood throughout the home, from the front door to the bathroom, gives the modern design a warm and inviting feel

open-plan living hub, the dining and living space interconnect directly through a sliding corner door. The large tiled alfresco area has a comfortable built-in day seat and coffee table to take advantage of our great climate.

The spacious galley-style kitchen features luxurious stone benchtops with waterfall end panels, a walk-in pantry, integrated LED lighting and oodles of drawer and cabinet space. It has been fitted out with luxury stainless-steel fingerprint-proof Smeg appliances including a Thermoseal oven, frameless ceramic cooktop and the clean lines of a rangehood concealed within the overhead cupboards.

Located at the front of the home, the master bedroom features a well-appointed ensuite with double-sized shower with his and hers showerheads. As you walk down the hall to the family bedrooms, you will be guided by the smart sensor lights that turn on automatically when they detect movement, perfect for the kids to make their way to the bathroom during the night. There is a practical activity room that leads onto the alfresco area giving children plenty of room to play both inside and outside.

At the entry of the home there is a functional study with a cavity sliding door for privacy. The home also has the added luxury of a separate home theatre room with a custom-



made media unit, giving plenty of storage for all the latest media equipment.

A natural colour scheme has been selected with stunning porcelain floor tiles throughout the living areas of the home, providing a glossy yet durable floor surface, perfect for the minimal requirements of the contemporary design. Carpet in the bedrooms, lounge and office is extremely hard-wearing, crush-resistant and yet luxuriously soft, to withstand the most demanding of households.

A modern minimalist style has been selected for the facade of the home, complemented by the Colorbond metal roof, providing outstanding sound insulation, excellent strength and thermal mass advantages.

There is an overall sense of space, light and calm. It's all about family living and entertainment in this home but at whatever level you wish to build, the G.J. Gardner Homes team is driven by an expectation of excellence and desire to give personal attention to every detail. Their flexibility is why G.J. Gardner Homes has successfully built more than 20,000 homes, all of them different. **BH**

more info?

G.J. Gardner Homes
07 5444 1099
gjpgardner.com.au

RENOVATION REVAMP

Sliding glass doors and clerestory windows open up the living space and bring in much-welcome natural light





Shape up

*Functional family spaces,
fused with stately charm, allow
this Victorian period home to
reconnect with the past in the
most delightful way*

Photography by Sue Stubbs



Every renovated room is an amalgamation of shapes and contours. The kitchen is blessed with a high ceiling, which is filled with beautiful and functional fittings and ingenious lighting solutions

A renovation in Sydney's salubrious suburb of Mosman called for a demolition, rebuild and extension. Jakin Constructions and the clients' architect joined forces to revamp this run-down, single-level semi with very dilapidated features. "The brief was to create an open-plan home filled with modern elegance to maximise space," says Jakin Constructions' James Watkin.

While the old houses commonly found in Sydney's inner suburbs often have a certain grace and charm about them, they also feature an often-not-so-desirable quality: darkness. Early

last century in the days when many European-influenced homes sprang up, dingy rooms, closed off by separating walls and low ceilings, helped keep the sun and heat out.

Things have come a long way since then, though, and with today's technology and building advancements, properties are able to enjoy the sun's warmth and light without sacrificing comfort.

This was exactly the situation with this project. It was dark and dilapidated and needed some love. Jakin Constructions pulled it all together by completely demolishing the rear of the house to make way for a new

extension and a new first-floor addition. A new kitchen, two bathrooms and a new laundry were installed; however, the front of the home also needed extensive work.

The existing front aspect was refurbished but many of its original features were kept and rejuvenated in a bid to pay respect to the house's former glory. Lastly, new off-street car parking was created, while landscaping added the finishing touch.

The homeowners, being a young couple with a son, wanted to create a home they could really live in and enjoy. "It was very closed in with



many small rooms, one room being completely unusable,” explains James.

Now, every renovated room is an amalgamation of shapes and contours. The kitchen is blessed with a high ceiling, which is filled with beautiful and functional fittings and ingenious lighting solutions. A high ceiling is a pendant light’s best friend and in this home, the height has been filled perfectly with a number of industrial-style pendants that grace the empty void above the kitchen benchtop and add intrigue.

The bathroom is a beautifully designed space that combines dark, moody hues with

sensual shapes to create the ultimate luxurious kick-back-and-relax room. Striking and elegant pendant lights hang in the corner and a showerhead that seems to mimic a water droplet floats in the room. While not the largest space, the bathroom cleverly incorporates a freestanding bath, shower and all the essentials without seeming cramped.

The dark, dingy spaces have been opened up and modernised expertly. Large open areas and flowing, interconnected spaces make this home worthy of mention and are what enabled it to be nominated for the Master Builders Association

OPPOSITE PAGE The kitchen was part of the rebuild and is therefore all brand new. Stone and timber make the kitchen feel modern without creating too much of a separation from the traditional features of the home

ABOVE The rooftop area makes the most of the location, and large glass bifold doors allow for indoor and outdoor entertaining all year round

RENOVATION REVAMP

While not the largest space, the bathroom cleverly incorporates a freestanding bath, shower and all the essentials without seeming cramped

Excellence in Housing Awards. Everywhere you turn, there are eye-catching shapes that facilitate and enhance the entry of light. Skylights paired with windows in entryways allow natural light to stream through in an interesting and diverse manner and while there are many original features still within the home, they have been beautifully balanced out and highlighted by the contemporary additions.

Creating liveable, functional and open spaces is key to a young family's happiness and wellbeing, especially when you have busy working days and small children. For this family in particular, it was integral to creating a home where they could entertain friends and make the most of large areas flowing out to the garden. Special design considerations make this home exceptional. A green living roof on the upper level, which is overlooked by the master bedroom, is a unique feature that you don't often see in an inner-city suburb of Sydney.

"This rooftop garden is particularly special as not only does it serve to look beautiful, but it is used specifically over the rear extension for its thermal and acoustic insulation properties and to aid storm water retention," says James.

The use of a green roof adds an eco-friendly element to the design and is complemented by the energy-efficient low-E glass used in the glazing, the louvre Hi-Light windows implemented for cross ventilation and the rainwater tanks for garden irrigation.

The green roof, while energy-efficient, was also the biggest splurge throughout the project. A first in Mosman, it was one of the more difficult elements to get through Council.

However, the green roof wasn't the only element of the design that posed a challenge. "Clean lines and clever lighting, the exposed structural steel frame to the rear, the bifold doors and joinery that seamlessly flows from interior to exterior were all things that also required special design consideration," explains James. "But the

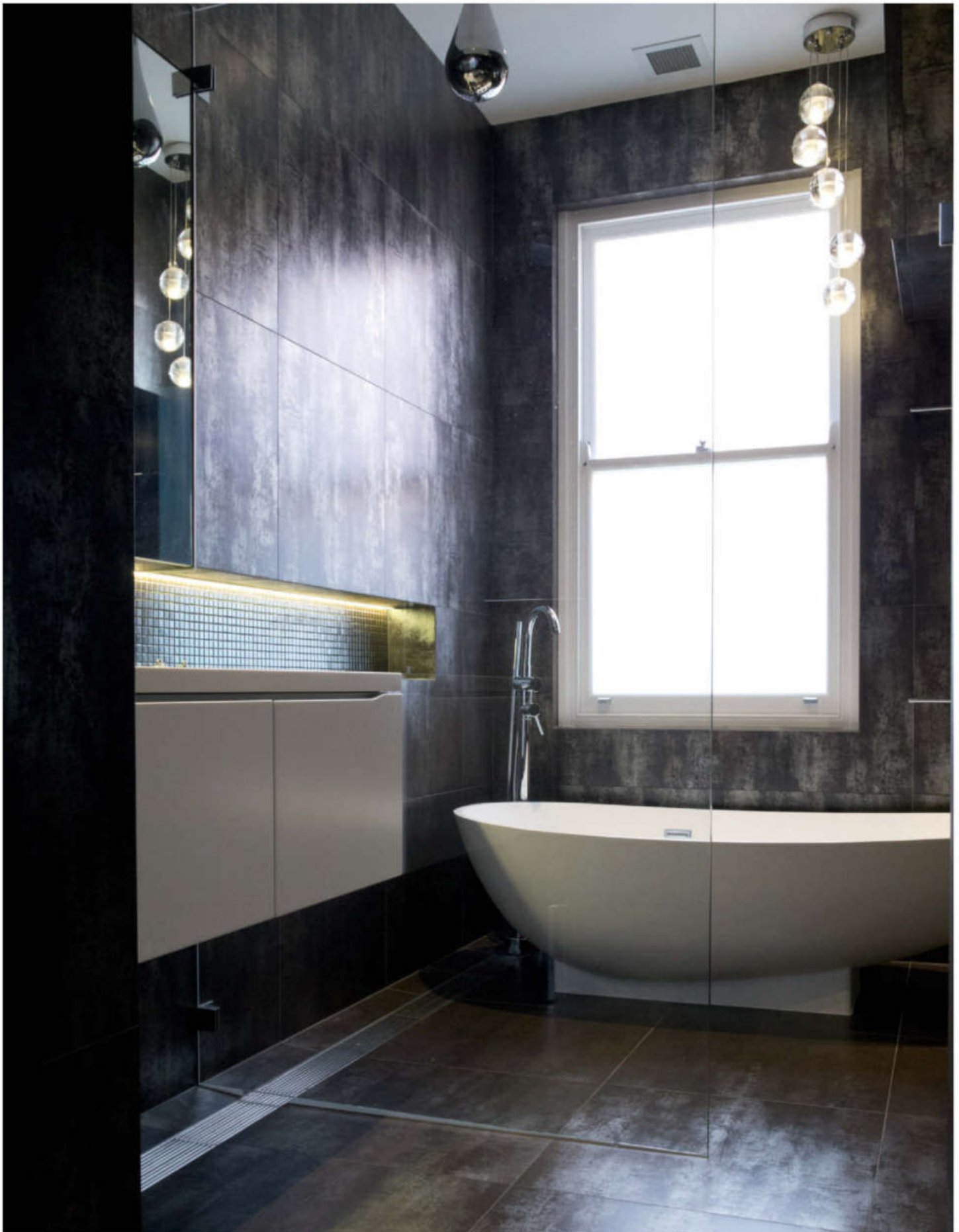


links between the existing cottage and facade at the front to the modern extension at the rear and the rear open kitchen-living room that flows effortlessly out to the back deck and barbecue are what make this home really special." **BH**

ABOVE AND OPPOSITE PAGE Both bathrooms are very modern and sensual, fitted-out with moody hues and gorgeous accent pendant lights

more info?

Jakin Constructions
1300 769 424
jakinconstructions.com.au; jakin.com.au





Georgian grace

A display home in Sydney's Bella Vista Waters balances considered design with truly luxurious features



ABOVE High ceilings and built-in storage add elegance to this casual lounge room

ABOVE LEFT The kitchen's Hamptons-style cabinet doors have been painted with satin polyurethane in a mellow, neutral colour that brings out the vein in the marble benchtop and complements the joinery used in the casual lounge



The attention to detail in this grand Georgian-inspired home is evident from the moment you step into its impressive lobby, where inlaid marble floors, highly detailed carved timber doors and a sweeping staircase make for a truly stunning entrance. To the right, the formal lounge makes a similar, albeit slightly softer, impact with its pearlescent wall coverings, subtle lighting and Real Flame gas fireplace that flickers in a spectacular floor-to-ceiling marble hearth.

Built by Felton Constructions, this display home in Sydney's Bella Vista Waters is an example of the craftsmanship the company is renowned for. The building is not a project home, but rather a showcase of design features and the products Felton uses to inspire clients' own plans. "It showcases what traditional builders are all about," says architect and builder Michael Milosevic. "It's somewhere you can go to see detail, workmanship and quality." And there's plenty to inspire, from the home's high, coffered ceilings with elegant, plaster cornices to the staircase's ornate wrought-iron balustrade and dark-timber stairs. French and bifold doors

throughout the home have been proportioned to accentuate its vertical dimensions while reflecting the elegance of the Georgian period.

Most breathtaking of all is the sweeping kitchen. An island bench in the open-plan space is topped by a slab of spectacular Calacatta marble, which is beautifully lit by three oversized lights made of blown glass. Hamptons-style cabinet doors and panels throughout the kitchen are painted with satin polyurethane in a mellow, neutral colour that brings out the vein in the marble slab. Gaggenau appliances and a Sub-Zero fridge add to the opulence.

An adjoining butler's pantry includes self-contained cooking and cleaning facilities to ensure minimal interruption to the flow of the main kitchen when the house is being used for entertaining. The pantry also includes a dedicated bar area with an under-bench wine fridge, racked wine storage and an integrated coffee machine. A combi oven and an Abey work console finish this light-filled pantry, which also boasts a home office and is the electronic hub of the house.

Massive bifold doors with Centor flyscreens separate the kitchen and dining area from the

With its own cooking and cleaning facilities, the clever butler's pantry ensures kitchen clutter won't intrude on open-plan entertaining

BLISS IN BELLA VISTA



“It showcases what traditional builders are all about. It’s somewhere you can go to see detail, workmanship and quality” — Michael Milosevic

outdoor entertaining space, which includes its own kitchen. Overlooking a sophisticated lap pool and a low-maintenance formal garden, this alfresco area perfectly complements the home’s internal architecture. As with each space in this elegant home, every detail of this outdoor entertaining area has been considered, from the granite tiles to the sleek joinery. If this is the signature of a traditional builder, it may be time to bring back the old ways. **BH**

more info?

Felton Constructions Sydney
02 9620 2175
feltonconstructions.com.au





Kitchen Design

*Projects and products
for the heart of your home*



Warm & inviting

Various textures and finishes create a cosy environment in this kitchen design

Now a space that can truly be considered a hub of the home, the owners had an extensive wish list of textures, finishes and fixtures for this kitchen project. Of major importance was the inclusion of the pre-existing granite walls and using natural timber in a variety of different finishes to create a wonderfully warm atmosphere. To this end, we used timber in the panels, open shelves, raised benchtop and under the counter, as well as the Messmate timber bearers and joists that were salvaged from Shepparton Primary School.

The finishes include a mix of lime wash and Danish oil on the ceiling joists, Treatex oil on the panels and shelves, and Organoil on the raised bar, turning each surface into an attraction of its own. The timber wouldn't be such a standout feature if it wasn't for the modern, sleek-white Corian benchtops with waterfall ends, which contrasts the natural wood tones and beautifully highlights the rich, dark subway tiles. Yet, the slight textured pattern within the Corian mimics the woodgrain and helps to complete the look. Not only does Corian help to set this kitchen

apart, it also provides functionality through its durable, stain resistant and easy to clean surface. What was once kitchen claustrophobia is now an invitingly open collage of natural materials fit to entertain a multitude of family and friends. **BH**

more info?

Corian CASF Australia
casf.com.au
1300 795 044





DESIGNED TO SUIT YOUR LIFESTYLE

Burnley
9428 5442

Burwood
9888 7935

Carnegie
9564 7700

Moonee Ponds
9373 0500

Richmond
9428 0827



mint
kitchen group

Victoria's most awarded
kitchen designers

mintkitchengroup.com.au

Laminex
inspire your space

essaSTONE™





At home with Pete Evans

The tabloid-favourite TV chef, My Kitchen Rules host, restaurateur and dedicated Paleo diet ambassador invites Best Homes into his new Sydney kitchen and reveals all about celebrity diners, his kitchen must-haves and those now-legendary “activated” almonds

Tell us about your new kitchen?

When we bought the house, it had a pretty average kitchen, so we wanted to give it a makeover. We pulled out a wall because we decided we wanted something quite large. We film TV series in here, so a lot of thought went into it. We had to make it functional. It's my dream kitchen, for sure.

We love the mammoth benchtop. What's the story behind it?

It's Corian, two pieces joined together. I think it's the largest piece of Corian they've ever had to do. I've used it before and I like that you can have one long piece and it's easy to clean. We don't have a dining table and we wanted a place where the kids [Chilli, 9, and Indii, 8] could sit and do their homework, while my partner and I cook.

Did you face any challenges along the way?

It all went smoothly. The rangehood we had was average, so we swapped it for this one. It's quieter but more powerful.



“The island was the feature and centrepiece of the kitchen”

What about the striking surf-themed splashback?

It's glass. We blocked in the window that was there — we didn't want to work with the light during filming — and Eugene Tan from Aquabumps made it from a photo from Broome, WA.

What are your must-have appliances in your home kitchen?

The induction cooktop. It's so easy to clean and versatile. And the Scholtès MultiPlo is great.

Did you have to adapt the design for the Paleo diet (known as the caveman diet) you promote?

No, it's pretty simple! We do have a Zip HydroTap, though, and the whole house has a filtration system, so we filter everything three times before we drink the tap water.

What do you most like to cook in here?

In winter it's mostly soups, stocks, braises. In summer, it's lighter food, like salads. We try to cook for the temperature outside. When it's cold, we cook warm, when it's warm, we cook cold. We're getting an outdoor kitchen from The Outdoor Kitchen Company shortly. We've designed a small kitchen, which should be here soon, and, in the meantime, I've got my barbecue.

Where do you stock up your kitchen?

B U Organic in Bondi Junction, Grub Butchery on New South Head Road, Vaucluse, and Sydney Fish Market.

Do you remember the first dish you learned to cook?

Cooking steak for the first time was exciting! One of my first jobs was at Sizzlers as a 14 year old.

When did you get into the Paleo diet?

I've always been interested, but it wasn't until probably the last three or four years that I've actually taken it to a larger scale. The Paleo Way tour, which I did a few months ago, was a lot of fun and we got to talk to 6000 people. The reaction was great. It's not a fad diet. It's basically eating the foods that are most optimal for health based on scientific research. Weight management is a bonus; it's more about reclaiming our health. You do not have to count calories or do anything weird. It's cheaper and it's given me many health benefits. My family, my children, my partner, my mum all do it and have seen benefits.

How do you deal with the negativity and the “activated almonds” storm (Pete’s food diary caused a stir on Twitter when published in a newspaper for including such items as activated almonds, meaning the nuts have been soaked in water)?

It doesn't worry me. It's actually amusing that, as a health coach and chef, I manage to reach so many people. I'm just a messenger, it's nothing new.

You’ve cooked for a lot of celebs, from Princess Mary to Elton John. Who was your favourite?

I don't really care about that, to be honest. My favourite people to cook for are my kids and partner (Pete's engaged to model Nicola Robinson). They're my celebrities. They're the people I enjoy cooking for the most.

BENCHTOP BRILLIANCE

It's the standout feature of the TV star's kitchen. The huge centrepiece benchtop was created from Corian in the shade of Glacier White. It's a luxurious 50mm thick for a modern, chunky look and has a waterfall edge. It was made from two pieces joined together. David Page from Manooga Products, the company that created it, says, “The island was the feature and centrepiece of the kitchen and the tapered end complemented the shape of the building. Corian allowed such a design to be manufactured in pieces to allow handling and access into the house, and then seamlessly joined them to create one continuous surface. Kind on the senses, as it's not as noisy or cold as stone, is silky smooth to touch, non-porous and hygienic. It's the perfect surface for this kitchen.” Corian was also used for the laundry top and kitchen sink run.

more info?

Manooga
02 9807 3511
manooga.com.au

What’s next for you?

I've got an online program called The Paleo Way (thepaleoway.com), a subscription-based health and fitness program with scientific evidence all packaged into one. Also, I have a few more books coming out in the next couple of years. I do another TV series in America called *Moveable Feast*. We just filmed the second series, so I'm going to film the next series next year back there, and I'm doing *My Kitchen Rules* for the next two years. It'll be good to work with Manu again.

What are your ambitions?

To continue what I'm doing. I love my job. **BH**

more info?

CASF Australia
1300 3795 044
casf.com.au
peteevans.com.au

“My favourite people to cook for are my kids and partner. They're my celebrities”

Visit Sydney's most



There is a place....

where the quality is so remarkable; the design is crisp and distinctly Danish, and the focus on even the smallest detail so meticulous, you'll wonder where you are...

exquisite showroom



Danish designer kitchens – Custom made in Australia
For showroom opening hours:
www.dankitchens.com.au or call 02 9624 2344

 **dan**[®]
dankitchens.com.au

The Barricato granite
benchtop is an exquisite
material and sets the mood
for the entire space





Bold stone

*A luxurious, textured material
is the inspiration for this
dramatic kitchen design*

LUXE KITCHEN

The walk-in pantry ensures the space will always be clean and clutter-free





“The owner’s distinct choice of stone highlights a contemporary and daring design. The unique choice of granite and timber adds warmth, vibrancy and originality” — Karen Fullwood, Dana Kitchens

Desiring a glamorous and unique kitchen design, the owners of this home made a very bold choice — a 30mm-thick piece of Barricato granite was to inspire the entire kitchen design. To work with this beautiful stone and achieve their dream space, the homeowners recruited Karen Fullwood from Dana Kitchens.

As such a strong and textured material was chosen for the benchtop, care had to be taken when selecting the other finishes in order to create a space that seamlessly integrated aesthetics and functionality. Pulling the various hues from the Barricato granite, a neutral palette was used; however, the challenge was to not detract from the glamour and luxurious feel that the homeowners craved. Because of this, a beautiful metallic finish and handleless technology were chosen for the cabinetry with a select few sporting frosted-glass doors that have been backlit for an even greater dramatic effect. The cabinetry and benchtop are further complemented by a jet-black glass splashback that draws the eye in and reflects a stunning mirror image of the surrounding area.

Additional features that make this kitchen special include internal hardware by Blum and LED downlighting, as well as luxurious appliances such as the Smeg oven, Gessi tapware, NEF cooktop and rangehood, and stunning travertine-tile flooring.

“The owner’s distinct choice of stone highlights a contemporary and daring design. The unique choice of granite and timber adds warmth, vibrancy and originality. The two-pack is metallic and varies in colour from silver and bronze to pewter in different light. The traffic in the home



ABOVE Extending into the adjoining alfresco area, the continuous use of Barricato granite creates a seamless flow throughout the home

RIGHT The Barricato granite was even used in the bathrooms

OPPOSITE PAGE Small timber accents in the kitchen joinery offer warmth to the space

now has great flow, allowing a large walk-in pantry to be positioned at the end of the island, which is cleverly disguised. The use of the large timber support under the open end of the island is visible in the adjoining living room and outdoor dining area, creating movement. The beautifully landscaped acreage provides a picturesque background, adding to the serene and harmonious flow of this home,” says Karen. **BH**

more info?

Dana Kitchens
07 3371 7100
danakitchens.com.au





Shape

grand ideas
imagine it with corian®



Whatever the dream, imagine the results with Corian®. To find out more about the endless applications of Corian, call **1300 267 426** or visit **www.casf.com.au**.



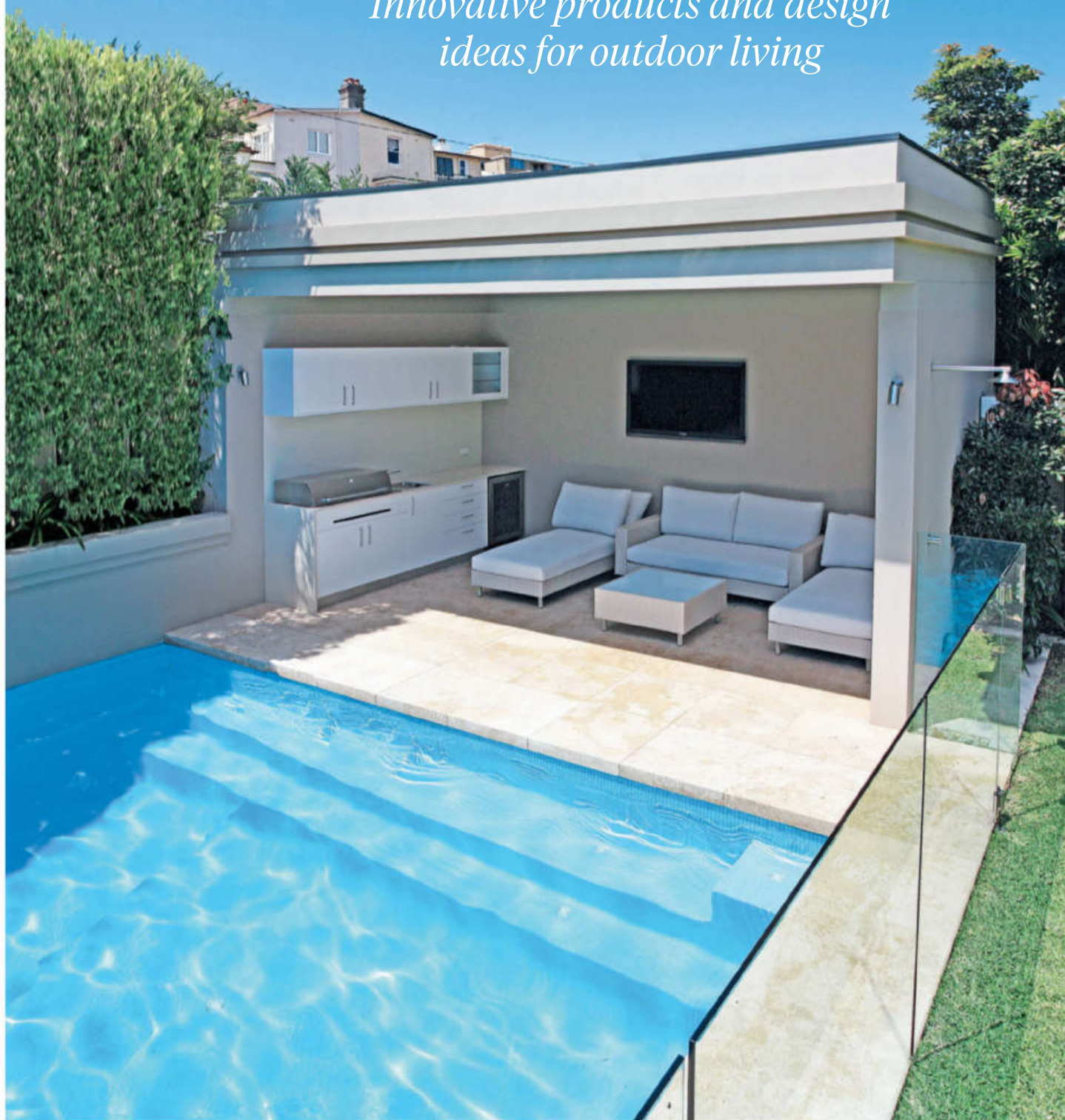
corian.

Corian® Mixa sink intergrated with Corian® Cirrus White benchtop.

Project by A Total Concept
Landscape Architects +
Swimming Pool Designers

Pools & Outdoors

*Innovative products and design
ideas for outdoor living*





Contemporary elegance

*An opulent space that is fun for the
whole family*



FAMILY-FRIENDLY BACKYARD





Inspired by the iridescent waters of southern Europe, this luxurious pool was designed to harmoniously complement the contemporary nature of the home. Winner of Narellan

Pools' Pool of the Year award, the Federation 9 features a grand entry staircase that leads to a raised spa, and white sandstone tiles which contrast beautifully with the elegant landscaping.

The client asked Narellan Pools to create a space that would be ideal for relaxation, recreation and entertaining. It's a space that is fun for the whole family. Children can play and learn to swim in a safe environment, while adults can catch up over a refreshing cocktail in the spa.

This creation is the perfect example of how the proper use of coping pavers can enhance the shape of a pool. By using tiles with an overhanging lip, the soft curves of the Federation design were squared off, giving the pool a contemporary edge.

Multicoloured LED lights illuminate the pool and spa, while near-invisible glass fencing separates the pool and spa area from the deck. A Narellan AquaHydraulics pool sanitation system with Narellan Mineral Pool, media filter and Eco pump make sure the water remains in pristine condition, ensuring easy maintenance.


Narellan Pools has been committed to quality and innovation for two generations. Specialising in fibreglass swimming pools and spas and ISO 9001-accredited manufacturing, the company has built a reputation for bringing dreams to life by building Australia's most-loved swimming pools for more than 40 years. Supplying and installing pools throughout Australia, Europe, The Middle East, New Zealand, South Pacific and Asia, Narellan Pools offers a wide range of designs and colours to suit any home.

At Narellan Pools, the experienced designers and builders take you through the entire pool-building process — from concept to completion. The company's philosophy — "to create family fun and a lifetime of memorable moments" — underpins every project that it takes on, giving prospective pool owners the security of knowing that they are making the right choice.

A long-time member of SPASA, HIA and the Master Builders Association, Narellan Pools has been consistently acknowledged for excellence. Having won more than 100 SPASA awards nationally, and with a list of environmental awards and the Best Practice Manufacturing Accreditation from Nuplex, the company guarantees an award-winning pool that will transform your house into a home. **BH**

more info?

Narellan Pools
1300 676 657
narellanpools.com.au

A photograph of a two-story period-style home with a red brick facade and a dark tiled roof. The house features a prominent chimney, a dormer window with white shutters, and a covered porch with blue-painted wooden columns and railings. The garden in the foreground is well-manicured, featuring a low green hedge and a stone path.

This period-style home in Sydney's lower north shore now has a garden that reflects its unique character

Sophisticated setting

A luxurious garden adds the final touches to this period-style mansion





A Total Concept designed the extensive external areas of this large Sydney lower north shore estate to incorporate a swimming pool, tennis court, poolside cabana and courtyards, all set within traditional lawns and gardens. Together with the renovations of their home, the homeowners wanted the exterior to provide the finishing touches to this quality period-style residence and offer a stunning outlook.

“The external areas of this property were very dilapidated, which allowed us to start the project from scratch. We were able to design and integrate the spaces and assimilate the pool, tennis court, cabana, formal lawn, maze garden, water court, covered entertaining decks, entry paths and driveway to seamlessly integrate with the architecturally designed residence,” says John Storch from A Total Concept Landscape Architects + Swimming Pool Designers.

“The entire rear of the property fell away from the residence and was an unusable space, so we proposed to level this area to both create functionality and make it relate to the home’s





“The external areas of this property were very dilapidated, which allowed us to start the project from scratch. We were able to design and integrate the spaces ... to seamlessly integrate with the architecturally designed residence” — John Storch

main structure by incorporating key design elements into the exterior spaces.”

The A Total Concept team was able to negotiate this controversial proposal, which included elevating the levels approximately 3m onto neighbouring property boundaries, through local council, saving the homeowners money and time, as well as the uncertainty of the Land and Environment Court.

“We undertake a lot of large complex projects where negotiation is needed with local authorities and our success rate for approval is high due to this experience. Often lateral thinking is needed to simply get the project built due to unusual site constraints such as bad access,” says John.

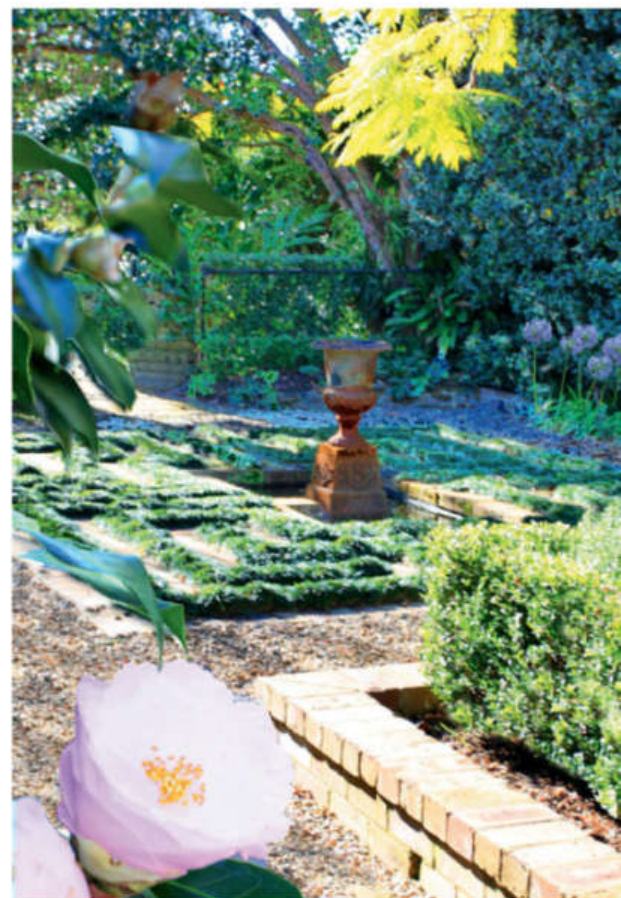
The main external complex consists of a cabana, swimming pool and tennis court and is utilised for entertaining friends and family. The traditional-style cabana together with the integration of the extensive paved entertaining areas, formal poolside lawns and specifically chosen plants ensure the overall project is in keeping with the stately home.

At night, this garden comes to life as the tennis court is lit with spotlights, the poolside cabana with LED downlighting in the ceiling, and energy-efficient LEDs illuminate the

swimming pool and garden areas to create an exquisite light show and a montage of dancing shadows. A quality internal and external sound system and all electrical components including lights, irrigation plus swimming pool heater and spa jets are linked to the residence’s smart home system and add to this entertainer’s oasis.

The formal lawn areas create a soft transition from the residence to the tennis court and swimming pool. The traditional maze garden entertains both children and adults alike while the water court provides a quiet, reflective space for those that are seeking a bit of time out. The lighting and formal planting avenues of the entry path and driveway have been installed using traditional-style paving materials to complete the property.

Traditional garden plants suitable for use in the Australian environment have been utilised throughout the garden, each with their own individuality, and include formal hedges of *Buxus japonica* (Japanese box), *Michelia figo* (port wine magnolia) and *Buxus sempervirens* (English box), plus *Cupressus torulosa* (pencil pine), *Cerastium tomentosum* (snow-in-summit), *Clivia*, *Salvia* ‘Spires’ and *Gardenia magnifica* ‘Professor Pucci’.



OPPOSITE TOP The poolside cabana has been designed with built-in cabinetry, including a sink, wine fridge, bar and a bathroom facility with shower, toilet and basin

OPPOSITE BOTTOM The crystal-blue water pops amongst the surrounding greenery

ABOVE LEFT The sparkling water of the Italian glass-tiled swimming pool contrasts beautifully with the surrounding sandstone paving, as well as the porcelain tiles utilised inside the poolside cabana

ABOVE The garden ornaments, such as the rustic urns, archways, patterned paving and decorative fencing, and the overall design of each exterior space, reflect the style of the home that they accompany

A Total Concept is an established award-winning design and management practice specialising in the integration of beautiful and functional swimming pools, gardens and cabanas for all styles of homes. John Storch and his team have achieved a beautiful external environment for the homeowners of this abode, enhancing the functionality of the home and, inevitably, the value of the property. **BH**

more info?

A Total Concept Landscape Architects + Pool Designers

02 9957 5122

atotalconcept.com.au

Perfect for entertaining, this outdoor room is fitted-out with all the mod cons, such as a TV, entertainment unit and dishwasher

Poolside living

A contemporary poolside cabana adds a European summer vibe to this family home



EUROPEAN SUMMER HOME

The cabana provides shelter from the sun for long days by the pool



This Sydney property's new outdoor areas have been revamped to turn a small area into a usable space that incorporates everything a family could want for both day-to-day living and weekend socialising at home.

The project was undertaken by A Total Concept Landscape Architects + Swimming Pool Designers and encompasses a courtyard with a cabana and pool, plus a lawn and gardens, creating the feel of a contemporary European resort.

The rear of the property originally had no outlook and little privacy from neighbours, so the entire area was bounded with a formal hedge garden. This has created a concealed courtyard, which provides a stunning outlook from the kitchen and living areas of the home.

The cabana is located by the pool, providing the family with a sheltered poolside space for respite from the sun, and incorporates a small paved area for drying off after a swim.

The project has been designed to integrate with the style of the rest of the home, using simple, clean lines for the pool, cabana and garden areas. The flat roof of the cabana is

hidden behind a corbel. The cabana features a high ceiling, which acts to not only visually increase the size of the space but also allow for ceiling fans to keep the area cool in summer. The blond travertine paving used around the pool complements the painted rendered masonry of the residence.

Every whim and desire has been catered for with this project. Amenities include a large wall-mounted LCD television, intricate built-in cabinetry, Caesarstone benchtop with waterfall sides, under-mounted sink, stainless-steel fridge, dishwasher and bar, plus a generous lounge and daybeds.

At night, the poolside cabana is well lit with both concealed strip lighting and LED downlighting, which, together with energy-efficient LED lights in the swimming pool, lawn and garden areas, create a moody atmosphere.

The large pool steps and extensive underwater benches double as informal seats within the pool while heated spa jets have been incorporated into the backrests, providing the perfect place for parents and children to chat.

The aspect of the property provides sun most of the day and shelter from winds. The garden style is contemporary and simplistic, with a limited planting palette of *Cupressus*, *Salvia*, quandong, gardenias and *Convolvulus*.

The entire project was designed and managed by award-winning design practice A Total Concept Landscape Architects+ Swimming Pool Designers and it successfully and seamlessly integrates the home, cabana, pool, lawn and gardens. The result is a stunning space that creates the ambience of a European holiday at home.

This project has created a beautiful environment for the homeowners and reflects the design practice's philosophy of "A Total Concept". It adds immeasurably to the lifestyle amenity and value of the property. **BH**

more info?

A Total Concept Landscape Architects +
Swimming Pool Designers
02 9957 5122
atotalconcept.com.au

A solid structure, this space feels like a private oasis at home

The result is a stunning space that creates the ambience of a European holiday at home



The continuous flow from indoors to out has extended the living space of this home and enhanced the entertaining capabilities for the homeowners





A private abode

*Sometimes small is better, as this
smartly designed space proves*

LESS IS MORE





Every corner of the space has been well utilised, with sumptuous greenery and strategic planting creating a private and harmonious atmosphere

In a country famous for its outdoor lifestyle, having a seamless transition from inside to out is an essential factor for many Australian homeowners. However, for the expert team at GOODMANORS Pool + Garden, project was not without its difficulties, with issues including a small outdoor space and neighbours that are too close for comfort.

“The existing site included decking masonry around the boundary and towards the rear,” says GOODMANORS’ Raoul van de Laak. “And it had no inviting elements or privacy from the neighbouring properties.”

Both designed and built by GOODMANORS, this free-flowing outdoor area has dealt with the issue of space so well that it doesn’t even seem a factor. Rather, a brilliant layout and expert planting create an immediate sense of relaxation upon entering this outdoor oasis.

With the aim of creating an environment that was not only an extension of the home, but also a place where entertaining and lazy days could go hand in hand, it was clear that every corner of the existing space needed to be utilised.

The clients wanted to incorporate a pool for leisure into their small garden and redesign the space to complement the house’s architecture. “They wanted to create a seamless transition between indoors and outdoors and provide a relaxed atmosphere for outdoor entertaining,” says Raoul.

Material selection was integral to ensuring the various zones of the outdoor area felt “in harmony with each other without being overwhelming”. However, the owner’s request to make room for a pool meant some clever thinking would be needed to ensure the layout didn’t end up cluttered and claustrophobic.

LESS IS MORE



The significant challenge was to incorporate a pool into the restricted size of the space without it taking up too much room. GOODMANORS didn't want to make the space feel more restricted and divide it from the indoors.

The team succeeded and now a large spotted gum hardwood deck flows outside from the interior dining area, enabling you to step out onto the pool area and up to a private seating zone that overlooks the relaxing waters below. Every corner of the space has been well utilised, with sumptuous greenery and strategic planting creating a private and harmonious atmosphere.

Textural interest and contrast were achieved through the selection of plants, with a focus on foliage colours to complement the neutral tones

of the architecture and interior while providing a lush and relaxing feel.

The muted colour of the bluestone pavers and rendered retaining walls around the pool wall have combined with the rest of the colour palette to create a sense of calm. However, with neighbours able to overlook the outdoor area, the existing walls needed some tinkering to give the area an air of seclusion.

The existing rear rendered brick wall was extended and raised to be level and the side boundary brick walls were raised to address privacy issues.

Designing an outdoor space that flows from one zone to another while maintaining privacy and adding a pool in such a small area was always going to be a challenge. This

ABOVE Despite size limitations, this lush outdoor area incorporates a pool. The extended and raised level makes the area feel larger and adds depth to the space

immaculate design shows that, with some smart material selection and clever layout solutions, even a small-sized backyard can transform into a perfect outdoor space. **BH**

more info?

GOODMANORS Pool + Garden

02 9818 3377

goodmanors.com.au





Natural beauty

Fresh air, privacy and natural surrounds are the essence of an outdoor space

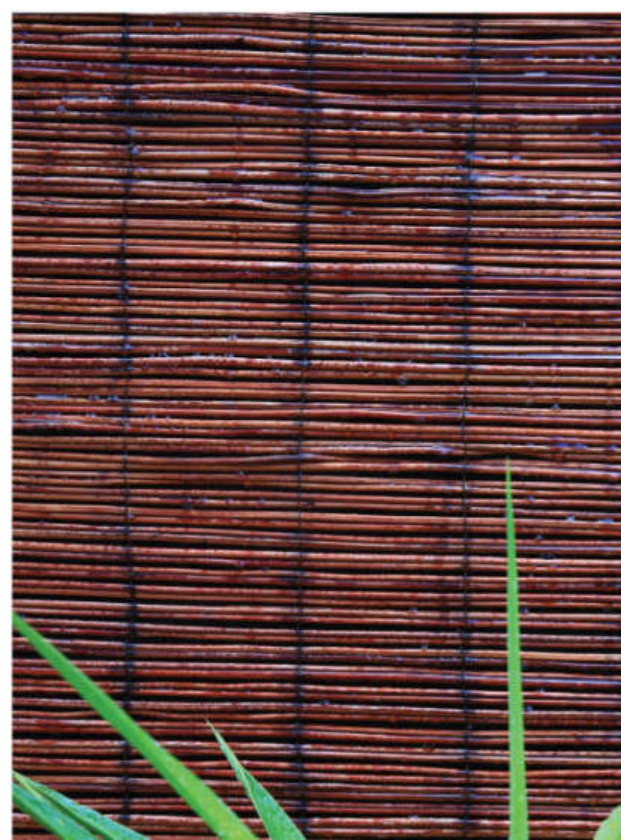
We aren't always fortunate enough to have opulent spaces, but generally we can plan our own small sanctuary to its best potential. This usually entails an outdoor deck and shade cover and privacy for dining and relaxing. The more natural the setting, the closer to nature we feel.

House of Bamboo has helped countless Australians achieve their own sanctuary. The company has been an Australian pioneer of eco-friendly and sustainable products since 1975. A specialist in all kinds of bamboo products for

both outdoor and indoor use, House of Bamboo now provides the latest generation in natural fencing, shading and decking materials.

Perhaps for your setting, a simple fence cladding is ideal. A natural fence cladding such as Natureed can hide unsightly fences and provide a sense of cohesion. Or a fence may need to be heightened on one side or in one segment to bring privacy to the area. A shed needed for storage, the carport or the clothesline can all be screened with Natureed cladding.

The beauty of Natureed lies in its quality and natural look, which blends with varied





contemporary outdoor architectural and landscaping styles, including gardens with tropical, Balinese, Oriental, Mediterranean or Australian native themes. Natureed is extremely versatile and can be used in a number of different ways — for texture, privacy or barrier screens in pool, garden or deck areas as well as for bringing elegant overhead shade to existing or new pergola, patio or outdoor room surrounds.

House of Bamboo has moved away from conventional approaches to shade, where once the main idea was simply to block out the sun. The basis of its approach is to utilise environmentally sound bamboo and reed-based natural materials in modern, architectural and landscape environments to create comfort in an aesthetically pleasing way.

A soft, natural filtered light is achieved using either fine Natureed only millimetres wide or bamboo rods of various sizes up to 25mm thick. In many contexts, cool air may also pass between the reeds or poles.

Directed from overhead at night, the filtered light creates a magical ambience. Existing polycarbonate patio awnings or verandah roofing can be dramatically cooled when clad underneath

with Natureed or House of Bamboo's other screening materials. A natural texture is instantly apparent, as well as immediate coolness and freedom from soiled overhead polycarbonate.

House of Bamboo also now provides the latest generation of bamboo decking, which is perfect for pool surrounds and outdoor rooms. These solid-mass boards, available in carbonised strand-woven or vertical bamboo, are dense and provide greater strength and hardness than hardwood timbers. The solid-mass bamboo decking is treated with natural decking oil.

Many different themes can be achieved with natural materials as a backdrop, allowing you to be creative in planning or upgrading your own comfortable sanctuary in a style that suits your lifestyle and complements your home's design. **BH**

more info?

House of Bamboo

02 9666 5703

houseofbamboo.com.au

When designing the new pool, spa and deck, capturing the panoramic harbour view was the uppermost priority



Pool with a view

With the panorama of Sydney Harbour laid out in all its splendour before it, this sleek new pool has a view that is like no other

If there is a more inspiring view of Sydney Harbour than this, you'd be hard pressed to find it. Whether floating in the pool, soaking in the spa or relaxing on the poolside deck, you have a spectacular view of Australia's best-known design icons: the Sydney Opera House and the Sydney Harbour Bridge.

To keep the view the focal point of the newly renovated home and garden, it was imperative that the pool be as unobtrusive as possible. To achieve this, Crystal Pools worked hand-in-hand with the home's architect.

To capitalise on the view, the pool and spa needed to be built above ground. To minimise

their impact, the pool has dual negative wet edges, and both the spa and pool are tiled in a mix of blue mosaics chosen to harmonise with the colour of the water in the harbour. Frameless glass fencing allows uninterrupted sight lines.

Although space was at a premium and preserving the view was paramount, a small



deck was included in the design. A series of steps leads up to the deck, which is spacious enough to accommodate matching sunlounges and provide access to the pool. Adding to the look of luxury, travertine was used for the steps, paving on the deck and around the spa as well as for the garden edging that separates the lawn from the tiled spillover.

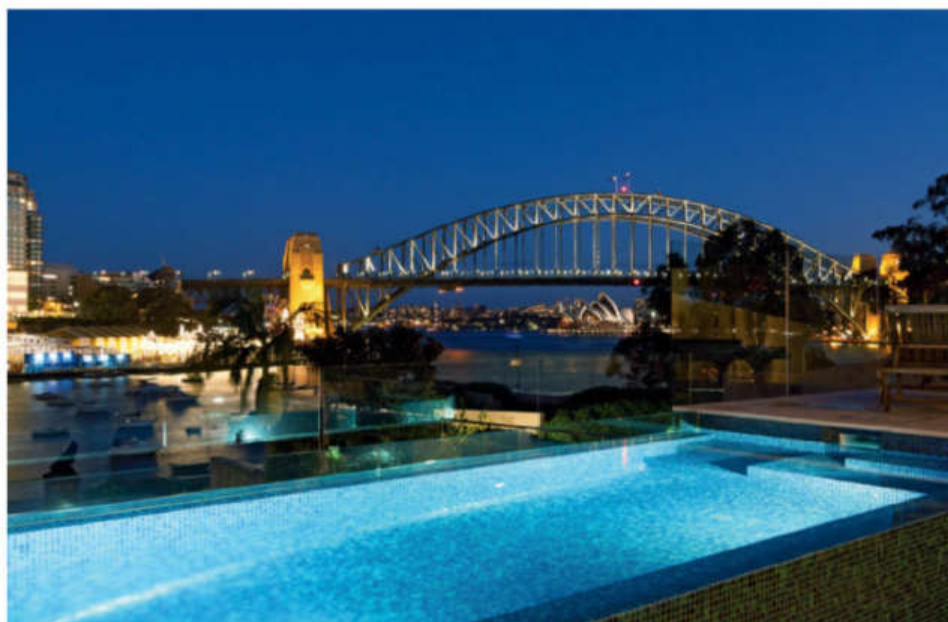
The attached spa, with its six stainless-steel jets and blower, meets the owners' request for a space dedicated to relaxation, while the 8m x 2m pool, although by no means large, can be used for exercise. A gas-boosted heater warms the water in winter and on chilly evenings, while the Aqua Quip Spectrum Series LED lights, which highlight the soft-blue tiles, bring the pool to life at night.

With sustainability a priority for the owners, the energy-efficient pool utilises the home's



Whether floating in the pool, soaking in the spa or relaxing on the poolside deck, you have a spectacular view of Australia's best-known design icons: the Sydney Opera House and the Sydney Harbour Bridge

SCENIC SYDNEY



TOP Travertine paving was used for the area around the spa and for the deck that sits at the other end of the lean lap pool

LEFT LED lighting gives the water a magical glow but in a way that doesn't detract from the city lights

LEFT BOTTOM The newly renovated home now looks out on a modern pool and outdoor living space with a priceless backdrop

ABOVE The frameless glass fencing meets all the safety requirements and preserves the precious harbour sight lines

existing heat exchange system and recycles all of the water used with an auto top-up system. Add to this the Astral Pools matching eco pump and sand filter and the fully automatic saltwater chlorinator, and this is a pool that is efficient, eco-friendly and breathtaking. **BH**

more info?

Crystal Pools
02 9875 4555
crystalpools.com.au

The choice is Crystal !

The benchmark you'll measure all other Sydney pool builders against



Excellence in design, construction
and craftsmanship since 1957

CALL (02) 9875 4555

crystalpools.com.au

CRYSTAL POOLS

AUSTRALIA'S MOST EXPERIENCED

BL No. 34505

The cabana is fitted out with all the mod cons, including a bar fridge



Holidaying at home

A newly installed pool and cabana provides this family of four with an enviable lifestyle

Photography by Reg Blunt of EMB Photographics

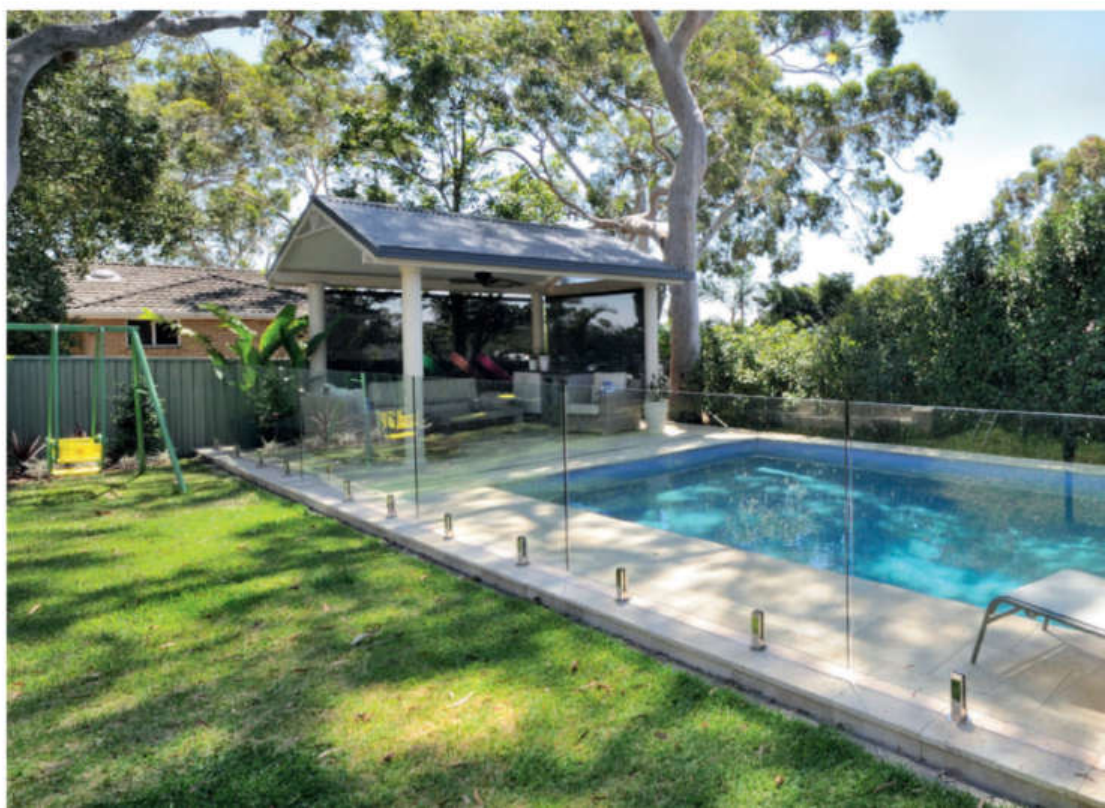


Winner of the Freeform or Natural Concrete Pool up to \$50,000 at the 2014 Master Builders Association NSW awards, Honey's Pool by ACG Building is a masterful creation of clean and focused design.

"The area was a large green-grassed backyard, empty and with no real landscaping to be mentioned," says ACG Building's Peter Phokos of the space before construction, adding, "the space was sloping to the back of the property and was unusable."

Following a body of work that involved excavating landfill and sandstone, pool concrete construction, custom-made coping and tiles — which were cut to size — constructing a custom-made Balinese-style cabana, installing an outdoor bar and sink area, and custom frameless glass fencing ... the space now ticks all the boxes for the homeowners.

The client was a couple in their late 30s with two children aged 11 and nine. For them, "it



BALINESE-STYLE CABANA



“They wanted a pool area where they could sit and lounge without it becoming a waste of space” — Peter Phokos

OPPOSITE TOP The cabana provides the outdoor sitting area the homeowners were looking for and is protected from the elements

LEFT Custom frameless glass fencing ticks the safety boxes without obstructing the view of the cabana and pool from the house

ABOVE The cabana is fitted out with all the mod cons, including a bar fridge

was important to have a usable outdoor sitting area that was open but weathered at the same time,” says Peter. “They wanted a pool area where they could sit and lounge without it becoming a waste of space.”

The homeowners didn’t want the pool to obstruct the outdoor decking area at the back of the house and one of the great feats of this build was the integration of the new addition with already existing features. ACG Building ensured consistency of both style and colour with the garden and home and complemented these elements with a beautiful sky blue on the interior of the pool to brighten and contrast with the white limestone tiles found on the exterior. **BH**

more info?

ACG Building

0412 861 393

acgbuilding.com.au

GARDEN PARTY

The cabana provides a relaxing place to enjoy the delights of the outdoors, including the new luscious green garden

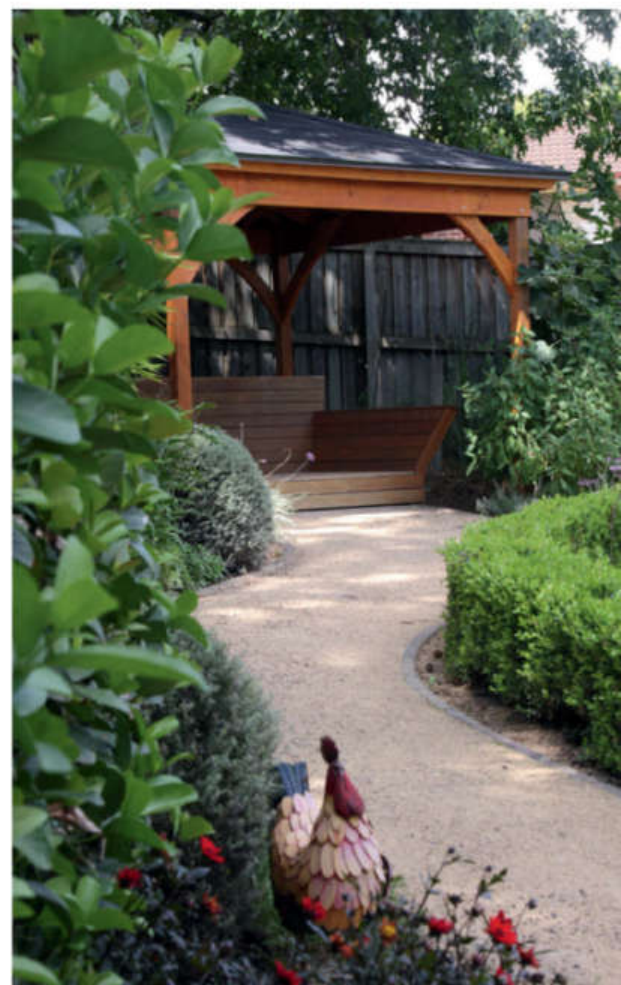
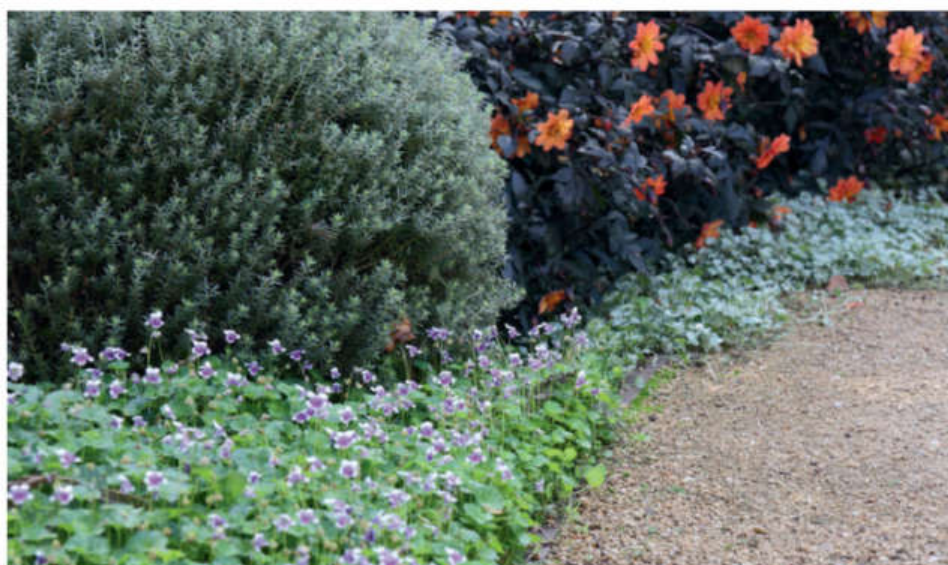




Winning style

*This award-winning garden is a stunning
showcase of sustainable design*

Photography by Peter Brennan



The brief from the owners was to redesign a rear garden that was dominated by a large unused 1960s swimming pool and turn it into an oasis that would be contemporary, productive, sustainable and fauna-friendly

The structural elements of the garden were based on a logarithmic spiral and include a bespoke hardwood daybed, a circular frog pond and a retaining wall with custom-made double bullnose capping that was raked and curved to work with the contours of the site.

The planting design encompasses five main themes. The foremost theme, which runs throughout the garden, is productive plantings. Extensive areas for fruit, vegetable and herb growing are located within the areas that receive the optimal amount of sun. Plants chosen to

attract birds, fauna and promote biodiversity comprise the second theme. These were selected primarily from native stock.

The third theme, ornamental plants, was employed in the non-productive areas of the garden, increasing its aesthetic appeal and making good use of the shadier garden zones. Around the frog pond, purple plants that do well in bog-like growing conditions were selected to further integrate the deep purple-blue tones of the Bowral blue brick wall into the landscape.

Construction materials were selected for their

ability to be deconstructed and reused in the future, hence the use of dry-pressed bricks and hardwood. Soil reuse was achieved by restricting earthworks to within the turf area, which is also where the pool had previously been located, while the retention and stockpiling of sandstone flagging from the existing pavements and retaining walls allowed the creation of a lizard habitat at the base of the new retaining wall.

This garden has won multiple awards for both ecodesign and The Other Side Landscapes. In the Landscape Association of NSW and ACT Landscape Excellence Awards 2014, it took out top honours in the Plants in the Landscape and Sustainable Landscape Residential categories. It also won the Best Residential Landscape Design under \$25,000 in the Australian Institute of Landscape Designers and Managers 2008 Landscape Design Awards and in the 2014 awards, it won Gold in the Plantscape Design category and Silver in the Residential Design \$50,000–\$150,000 category. **BH**

more info?

ecodesign Pty Ltd
02 9680 7712
ecodesign.com.au

Outdoor living environments

Award winning landscape design practice



2014

*AILDM Gold Award for
Plantscape Design*

*Gold Award for Landscape
Management Amenity Horticulture*

*Gold Award for Landscape
Management Environmental*

*Gold Award for Commercial
Design under \$100,000*

*Silver Award for Residential
Design \$50,000 - \$150,000*

*AGSS - Australian Garden Show
Sydney Bronze Medal*

2013

*AILDM Silver Award for
Residential Design over \$150,000*

*AILDM Gold Award + Best in
Category for Landscape
Management*

2013, 2012 + 2011

*Hills Building & Design Award
for Landscaping, Urban*

2010

*AILDM Award for Landscape
Management*

2008

*AILDM Landscape Design Award
for Best Residential Landscape
Design under \$25,000*

ecodesign
outdoor living environments

Love our work?

We have over 40 DISPLAY GARDENS located in New South Wales, Victoria and South Australia. Visit our web site or call us on 02 9680 7712 for a location near you.

www.ecodesign.com.au

tree reports

project management

council plans

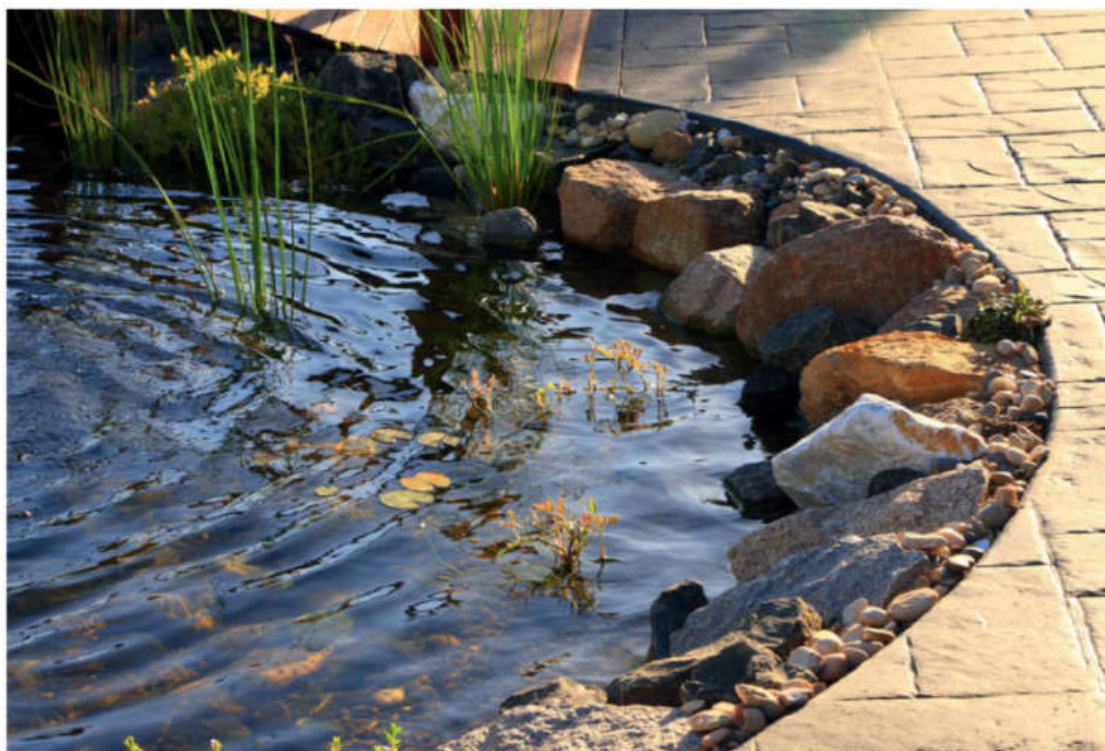
landscape design

pool + deck design

horticultural advice

FEATURE OF THE GARDEN





Something to ponder

A naturally balanced pond that is a delight to look at and a breeze to maintain transforms the front of this home into a tranquil sanctuary

Photography by Peter Brennan

A garden pond brings much more than the simple delight of having a water feature in the garden. If it's a naturally balanced pond, it will attract local wildlife and conserve water, helping to sustain a healthy ecosystem.

Elite Garden Ornaments, a family-run business with 45 years' combined experience in water features, mould making and ornamental pre-casting, specialises in creating naturally balanced ponds using the Aquascape Ecosystem.

This easy-to-maintain system, suitable for both residential and commercial settings, utilises natural stone, aquatic plants, fish and beneficial bacteria to create an eco-friendly pond. And, because each pond is naturally balanced, it helps

you capture, clean and reuse our planet's most vital resource: water.

Aquascape also offers the patented Pondless Waterfall. Available with or without a stream, this recirculating waterfall allows you to enjoy the sight and sound of running water without the maintenance of a pond.

There's no denying that the soothing sight and sound of a water feature helps you relax. A water feature can also function as an interesting backdrop to an outdoor entertaining area. In addition to the Aquascape product range, Elite Garden Ornaments manufactures and distributes a broad range of water features, from simple overflowing urns to fully automated features incorporating water and light shows.

FEATURE OF THE GARDEN



Not only can Elite Garden Ornaments create a water feature of any style or size, it offers a water feature and fish pond maintenance service and can install, fix or re-engineer any fountain, or if you prefer to DIY, the company regularly conducts DIY water feature installation workshops. For those in the landscape industry, Elite Garden Ornaments also holds trade “Build a Pond” days. If you can’t attend a training session or workshop, instructional DVDs are available. You can also follow Aquascape on Facebook by searching “Pond Man”. **BH**

more info?

Elite Garden Ornaments P/L
02 9605 1377 / 0414 075 398
pondman.com.au, aquascape.net.au



ELITE GARDEN ORNAMENTS



Manufacturers & Installers of:

Garden Ornaments, Pier Capping (*sandstone or concrete look*), Sandstone Look Cladding, Large Load Bearing Columns (*sandstone or smooth concrete look*) made to order, Custom Made Water Features, Fountains, Statues, Birdbaths, Flowerpots, Urns, Garden Furniture, Letter Boxes, Sundials etc.

Cnr. Lancaster 1/24 Norwich Road,
Ingleburn Road NSW 2565
P/F: (02) 9605 1377
M: 0414 075 398
www.gardenornaments.com.au



A complete facelift

Sometimes all an ageing pool needs is a little TLC





SWIMMING PRETTY



This large pool and spa combination was brought back to life by Pride Pools. Originally a tired, old pool, it required a little tender loving care in order to become the expansive, attractive lap pool that the owners desired.

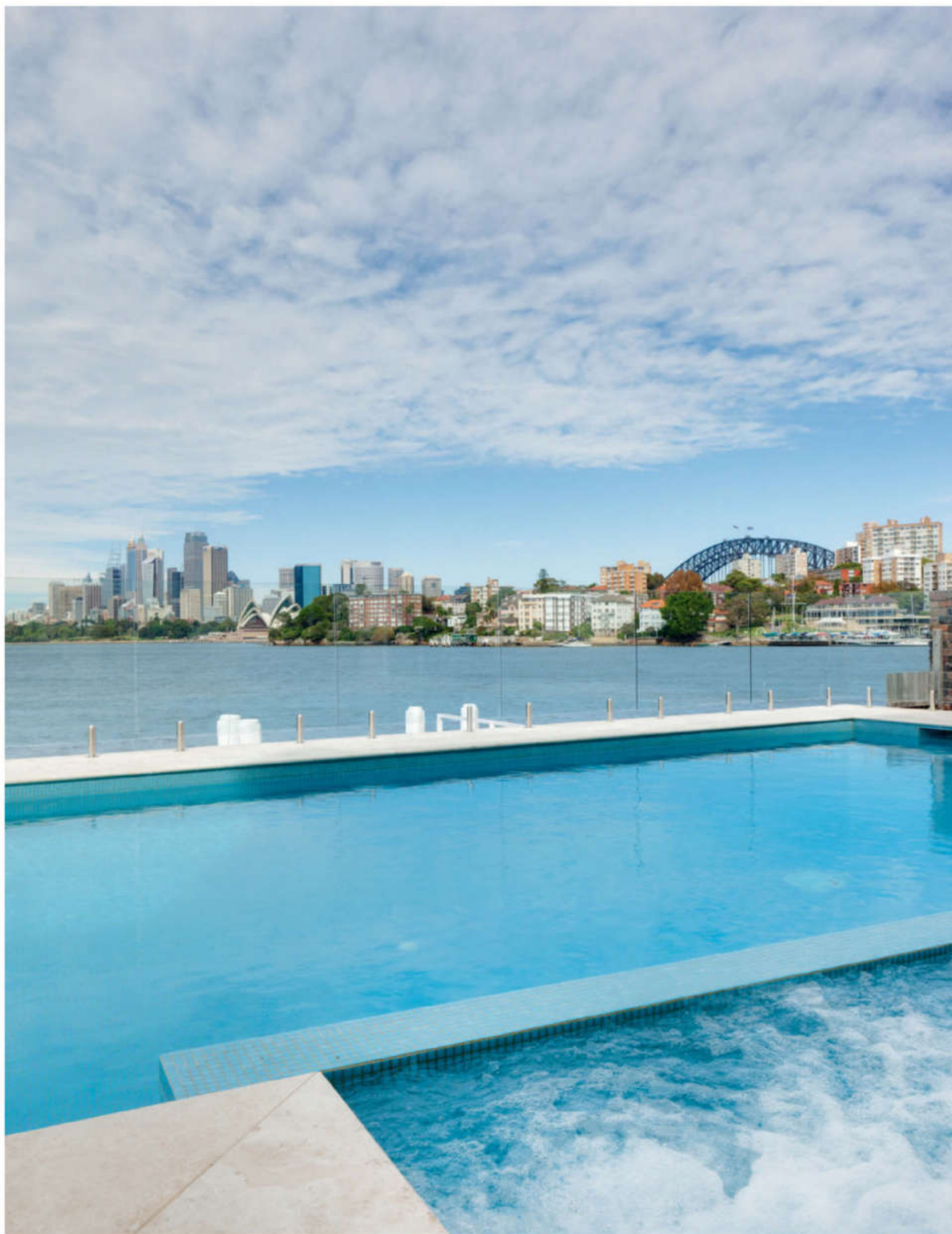
To be properly revamped, the pool needed to be radically rectified. Pride Pools fixed the concrete cancer that had developed over the years from the salt before placing a newly poured pool inside the existing 50-year-old one that was nestled into the harbour foreshore. Walkways also needed to be removed, as did one side of the structure. To this day, tradesmen still refer to this job as “the really tricky one we did”.

Despite the complexity of the job, the final, revamped concrete pool with added spa was a spectacular addition to the space. The owners and Pride Pools are extremely proud of the result. Complete with a new filtration and heating system and near-invisible glass fencing, it is sure to provide a safe and enjoyable swimming experience year-round. **BH**

more info?

Pride Pools
02 9436 2711
pridepools.com.au

SWIMMING PRETTY



**Decorative metal screening and décor that
will transform your outdoor space.**

Tombo Design specialises in architectural and decorative metal privacy screens for residential and commercial use. The company also produces an array of metal wall art, garden features, fire pits and illuminated pieces so you can create a fully coordinated look to enhance any outdoor space.

Tombo Design screens are available in a wide range of finishes, from powder-coated to oxidised metal, and a selection of distinctive designs. If you require something unique, Tombo Design can produce custom-designed, made-to-order pieces for residential landscapes or commercial projects.



13 Johnston Court, Dandenong South VIC 3175
Phone: (03) 9793 5500 **Mobile:** 0414 813 676
Email: sales@tombodesign.com.au

www.tombodesign.com.au

Project by www.urbangreenprojects.com.au

COSY COURTYARD

The wall, finished in a textured Ayers Rock colour, provides a warm, rich feature



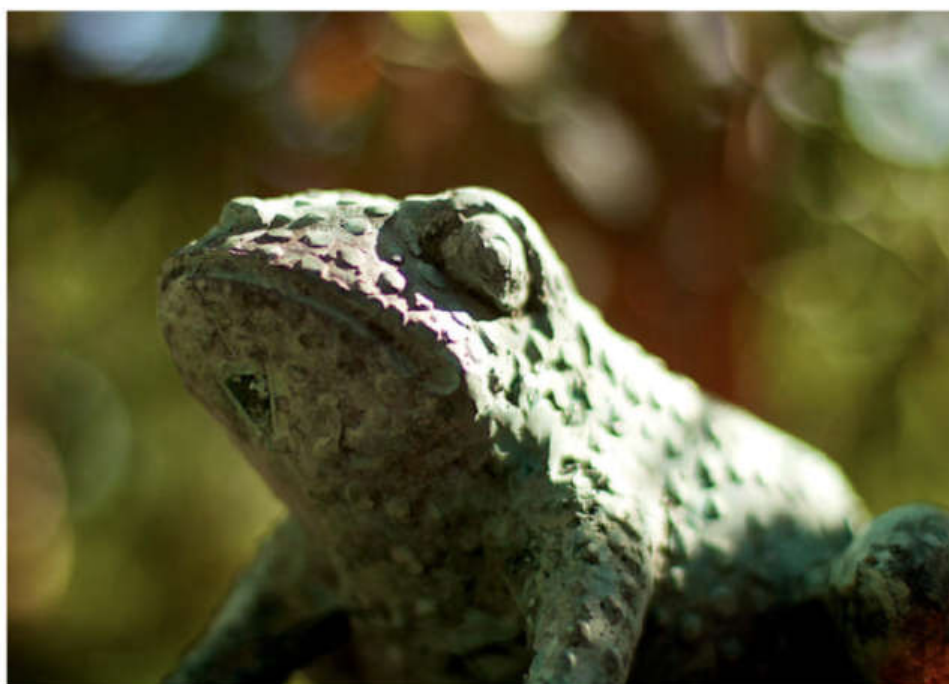


Sophisticated styling

The transformation of a Sydney courtyard into an inviting alfresco area proves that limited space need not limit the imagination

Photography by Thomas Girschner

COSY COURTYARD




ABOVE The red-ochre tones of the wall contrast well with the foliage of the trees

LEFT The movement and peaceful sound of water falling from the bronze waterspout into the pond adds to the ambience and peaceful atmosphere of this inviting space

OPPOSITE PAGE Two feature pots were planted with lace-leaf Japanese maple, a small yet beautiful ornamental tree. These feature pots help frame the water feature wall

Small Sydney properties are all about utilising what space there is in a clever fashion. This is a mantra that, sadly, this property hadn't followed. Here, the existing courtyard was cramped with loads of wasted space, a very small area for outdoor dining and a fish pond that ate into the amount of usable space. Existing silver birch trees and steps further restricted the use of the courtyard. These trees had caused damage to the tiles and boundary walls and the planted areas were also in poor condition. But all of this was to change.




*“Although the space is
small, it comes packed with
features and function” —
Julian Brady*

COSY COURTYARD

The movement and peaceful sound of water falling from the bronze waterspout into the pond adds to the ambience and tranquil atmosphere of this inviting space

*“I was inspired by the afternoon sunlight pouring into the courtyard through the existing silver birch trees and the colours often seen at sunset” —
Julian Brady*





Wanting to take advantage of all that outdoor entertaining Sydney has to offer, the homeowner requested a complete outdoor makeover, incorporating a new feature wall, new pond, enlarged marble-tiled alfresco area, outdoor kitchen and new plantings. Essentially, this was to be a new alfresco outdoor room with a kitchen, which would maximise the use of the rear courtyard space in the best possible way.

What was there did have potential, however, and provided hints of inspiration for registered landscape architect Julian Brady. "I was inspired by the afternoon sunlight pouring into the courtyard through the existing silver birch trees and the colours often seen at sunset," says Julian. "This provided a warm and inviting ambience to the outdoor room and inspired the design to include elements that capture the essence of sophistication, comfort, function, form, sound and texture."

The contemporary garden, constructed by Julian's company, SiteDesign + Studios, now exudes sophisticated styling, with a feature wall and waterspout that pours into a semi-circle fishpond. The wall is finished in a textured Ayers Rock colour, which, at sunset and when lit up at night, provides a warm, rich feature. The sound of running water makes the outdoor dining experience even more enjoyable.

COSY COURTYARD



“The water feature wall with Ayers Rock red tones and fish pond below is my favourite part of the garden,” says Julian. “The colour is rich, vibrant and a wonderful backdrop when dining outdoors and when viewed from indoors. The red-ochre tones work really well with the sunset and contrast well with the foliage of the trees either side and behind the wall. The movement and sound of water falling from the bronze waterspout into the pond is tranquil and adds to the ambience of the space.”

Two feature pots were planted with *Acer palmatum* var. *dissectum* ‘Seiryu’, or lace-leaf Japanese maple, a small yet beautiful ornamental tree with soft lace leaves and a dome-shaped form. These feature pots help frame the water feature wall and allow the afternoon sun to shine through the trees.

The existing silver birch trees planted many years ago were too close to the existing brick walls and, as a result, had caused some damage over the years. Therefore, the problematic trees were removed (with council permission) and the damaged brick walls rebuilt to allow for more usable space. As these walls were on the boundary line to neighbours, careful attention was made to not disturb the neighbour’s existing garden when rebuilding.

Side boundary fences — 1800mm brick walls — are covered by star jasmine climbers. The rear courtyard fence is made up of two gates made from aluminium slats with a timber-look finish, which makes the gates light to open and requires no ongoing maintenance, as hardwood timber typically would.

ABOVE The fully equipped outdoor kitchen, by Castle Kitchens, makes outdoor dining a delight

LEFT Two feature pots were planted with lace-leaf Japanese maple, a small yet beautiful ornamental tree. These feature pots help frame the water feature wall

Jelly bean succulents hang from balcony planter boxes, mondo grass is used as a filler groundcover and slender weaver bamboo is an accent for courtyard corners.

The kitchen, by Castle Kitchens, provides all the luxuries and essentials of a full-working kitchen and cooking experience. The alfresco and outdoor kitchen floor is tiled using 450 x 450 x 12mm Crema Marfil marble tiles to match the kitchen floor and benchtops inside the house. The outdoor kitchen benchtop also incorporates the same marble.

The inspiring completed project shows just what wonders can be achieved with a small space. “Being such a small outdoor space made this a fun and rewarding challenge,” says Julian. “Although the space is small, it comes packed with features and function — a beautiful outdoor kitchen, bar, alfresco area, feature wall, water feature, feature pots, herb garden, storage areas and plenty of space for cooking, dining and entertaining with family and friends.” **BH**

more info?

SiteDesign + Studios

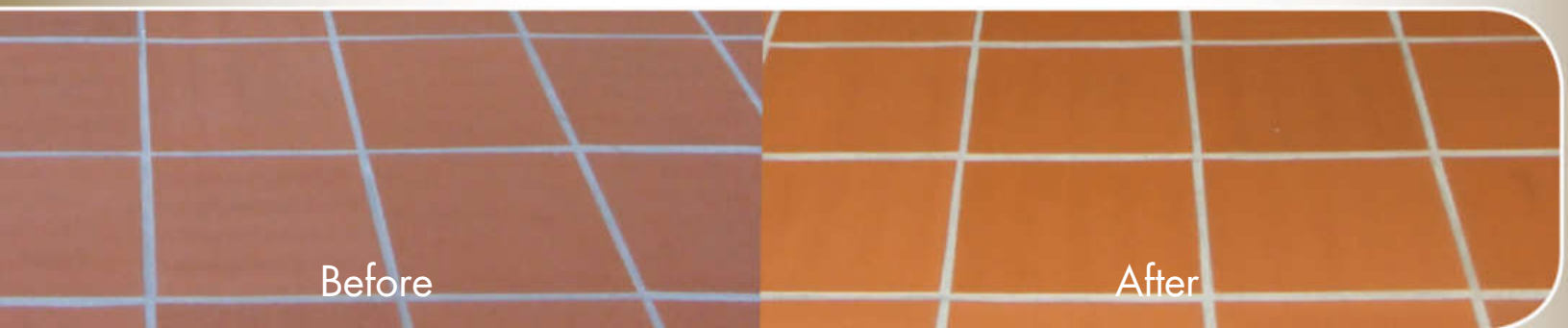
1300 22 44 55

sdstudios.com.au

INTRODUCING

INTENSIFIATM

THE WORLD'S BEST LONG-LASTING DEEP ENHANCER
AND SEALER FOR POROUS SURFACES



Superior colour enrichment Premium water and oil-based stain protection

Retains wet slip resistance of porous flooring materials | Minimises moss, mould and mildew growth
Suitable for indoor, outdoor, residential and commercial use on porous surfaces

For more information
Australia Freecall: 1800 675 119
or email marketing@drytreat.com
www.drytreat.com

 **DRYTREAT**
Excellence in sealing productsTM



AS GOOD AS NEW

This renovated 1940s workman's cottage is jam-packed with meaningful pieces collected by owner-builder Bryce Rogers

A place to call home

An old home is given a new lease on life with modern comforts while retaining its historic charm and character



The reuse of original and second-hand materials shows that a great home can be created without the need to pull down old structures and that historic inner-city suburbs don't need to be knocked down and filled with modern apartments and townhouses

Many projects follow a familiar formula — architects, builders and designers undertaking projects to renovate homes for other people. While no less passionate about their work it's always nice to see someone in the industry taking on a personal project. This particular home is that of Bryce Rogers, a master builder and craftsman who has been in the industry for several decades. Bryce is a man of the world whose love of history, culture and travel is evident in the personalised pieces found within the home and also reflected by the desire to retain the style and presence of the home he originally purchased.

The property began its life in the 1940s as a workman's cottage that was part of a scheme to house war veterans and their families. Located on the sun-drenched Sunshine Coast, the cottage was one of many that were erected during that

time, and the style in which they were built went on to create a quintessential part of Australian history. The neighbourhoods which were formed by the housing scheme would be familiar to any who've seen them, with their fibro and timber construction in a typical Queensland style, to the ever-present Aussie icon in the backyard: the Hills Hoist.

These suburban landscapes have made a dramatic shift in the decades since the turn of the century. Developers have moved in and rampant redevelopment of these once sleepy neighbourhoods has seen many taken over by large-scale housing projects and townhouses, leading to many suburbs looking like Lego Land. While not all developing projects have led to negative outcomes, many suburbs have lost a sense of character and history in their rapid modernisation.

This could have been the case with this very same home if it wasn't for Bryce being taken

by its old historic charm and well-kept integrity. Initially planned as a knock-down, several months of residence changed his mind. Curiosity about its past drove Bryce to interrogate anyone he could find in the neighbourhood as to its history and previous residents. Upon uncovering the history from some long-lived locals knocking down the home was out of the question.

With its well-kept, yet old fashioned interiors and solid design, the home became the foundation for Bryce's very own bachelor pad and gentleman's retreat. Using knowledge and skills learnt throughout his career he single-handedly set to work making his vision a reality.

Interior renovations served to open up the internal space of the three-bedroom home. Its modest living, dining and rear verandah spaces would be totally transformed. A 'master suite', with bathroom and extensive walk-in-wardrobe



TOP LEFT The living space was redesigned to include a personal library and sitting room

ABOVE Bryce managed to retain the house's old character by sourcing materials and furnishings from deceased estates

LEFT Bryce opted for an English-style formal back garden with clipped hedges and lush green lawns



would replace the spaces of the original bedrooms. The living space was redesigned to include a personal library and sitting room. The furnishings and decorative detailing have been sourced from around the globe and are testament to the well-travelled nature of their owner. Many pieces retain a sense of the old colonial style and help to shape the home into a living space that Ernest Hemingway himself would be proud to live in.

As previously stated, retention of the building's original character was paramount to its new purpose. Non-level or plumb walls and details were kept in their original state and many newly acquired pieces in the home came from deceased estates to help keep the old character. New paint was applied by hand to mimic the effect of the

old lead paints of the original palette. The colours have been kept neutral and warm, with a splash of highlighting to make the details pop. This all serves Bryce's desire to eschew the modern look and create a home that carries with it a sense of poise and history, each piece and detail carrying with it the essence of its past.

The home, however, is not without new additions. An entry deck was designed and built to serve as a buffer between the front gardens and the main entrance into the home. The rear deck was resized and rebuilt into a grand summer living space, which opens up to the outside world with the aid of fold-out aluminium louvres. The 'backyard' has been replaced by English-style formal

grounds; these serve as a verdant backdrop for the outside living room. The detailing of the grounds mirrors the masterfully crafted internal design with well-tended hedges and weathered colonial detailing. The trees of the rear grounds, which were destined to be removed due to excess canopy foliage, now serve as a centre point. Recruiting the aid of an arborist, Bryce removed the centre of each tree's upper canopy allowing sunlight to filter through the foliage. Now their dappled shade and gnarled limbs emphasise the appeal of the natural green space.

Along with being a place that its owner wants to live in, the home is testament to sustainable building. The reuse of original and second-hand materials shows that a great home can be created without the need to pull down old structures and that historic inner-city suburbs don't need to be knocked down and filled with modern apartments and townhouses.

This home with its Asiatic colonial flair and adaptive reuse of materials and furnishings has more character and class in its floorboards than the whole neighbourhood's worth of 'modern' housing. It goes to show what a renovation can achieve with a little extra TLC and forethought. **BH**

more info?

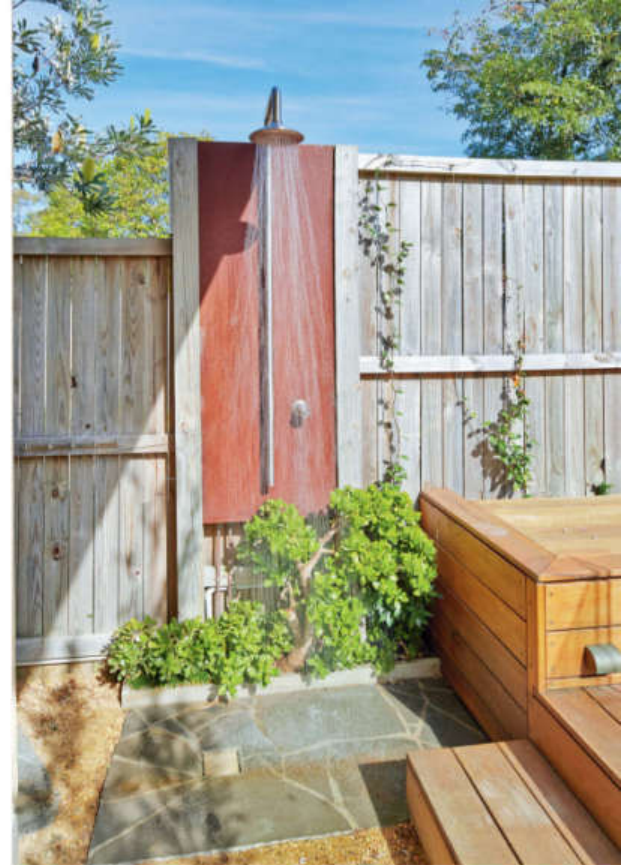
Bryce C Rogers of Ground Control
07 5531 1575
ground.control@bigpond.com

Surrounded by the garden and often bathed in light and sunshine, the open-plan kitchen/living/dining room is the most-used and well-loved area of the home



The meaning of home

This design explores the ideas of family and environmental sustainability in a private, light-filled Sydney home that is surrounded by lush greenery



Sarah's main direction for the home design came from considering issues of privacy and environmental sustainability while also exploring the concept of the family home

The homeowner and architect of this project in Sydney's Northbridge relished the idea of having complete freedom to design the family home and explore environmental design options. While she was careful to pay respect to the original 1940s-era brick bungalow house, her direction for the home design came from considering issues of privacy and environmental sustainability while also exploring the concept of the family home.

In keeping with the sustainable design concept, as much of the original house as possible was kept. A bedroom, studio and bathroom were added upstairs and the entire roof was replaced to

unify the new with the old. The previous kitchen and laundry had been subject to alterations and additions over the years and were removed to make way for a new kitchen and an open-plan family/dining room at the back of the house. Another bedroom and study were also incorporated into the new design and the existing pool and surrounding area were renovated, also incorporating a shower and small bathroom.

As rooms were being removed and the structure of the home changed, materials were salvaged and recycled wherever possible. Bricks from demolished walls were kept and the timber from the old roof beams was milled on site and

ABOVE LEFT "The existing steel windows were some of the features that I first fell in love with when we bought the property and these recall International Modernism," says Sarah, along with other design elements such as the flat roof and asymmetrical overhangs

OPPOSITE PAGE TOP Big glass sliding doors open up the entire living room, bringing the outdoors in and creating the feel of a pavilion

FAMILY HAVEN

The glass walls of the living space bring the garden inside and, combined with lofty ceilings, create the feeling of a lush city oasis



re-used as joinery inside the home. Recycled timber was also used for the home's external cladding and for the timber floorboards.

After recycling, the second important factor for good environmental design is passive solar control so every room was located to have good access to the sun. When it came to the kitchen, the morning sun was important to it too but it needed to be in the centre of the house as it functions as a social hub. A small courtyard was therefore created on the east side of the kitchen and the roof was cut away to allow in the morning sun — problem solved!

Thinking beyond the way the home works internally, it was designed with its external environment and the surrounding neighbourhood

in mind. With visitors also in mind, the entrance was moved further along the laneway, ensuring it was at the centre of the plan and away from the busy street corner.

To ensure privacy from the laneway, a thick wall of services runs along this side. All the windows are either high or low so that no one can see inside, although that part of the house is still light and well ventilated. Exact shadow diagrams were also created, which meant the new renovations wouldn't cast any shadow onto neighbouring properties.

Clever concepts throughout ensure this home feels open and flowing, filled with light and a sense of openness, when in fact you cannot see into any private areas at all. The glass walls of

the living space bring the beautiful garden inside and, combined with lofty ceilings, create the feeling of a lush city oasis.

more info?

To The Mil

02 9399 8800

tothemil.com.au

Photography by Marian Riabic

Architecture by Sarah Fitzgerald

Landscaping by Peter Fudge

Roof Garden Landscaping by Ian McMaugh,

Budwise



The 2014 Pools Collection.



bisazza-australia.com.au T: 02 9838 9233

BISAZZA
MOSAICO



Breathtaking design, technical mastery

Bisazza mosaics offer the perfect finish for your outdoor masterpiece



If you've ever seen a Bisazza swimming pool, you'll recognise another one immediately because Bisazza mosaics represent a peerless balance of art and manufacturing excellence. It's why the Bisazza brand is famous worldwide.

For more than half a century, Bisazza has been involved with some of the most prestigious and luxurious swimming pools in the world. Famous actors, musicians and corporate magnates have all been customers of the famous Italian brand.

The collection for 2014 is strikingly beautiful and any of the 35 designs is a feast for the



eyes — especially since the collection has been painstakingly selected for Australia and New Zealand because of the way the colours and textures in the tesserae are complemented by our southern hemisphere sunlight.

Conceived by the design team in Vicenza, Italy, and manufactured with fastidious attention to detail, each individual mosaic tessera has mesmerising depth and detail. Multiply that experience by the thousands of pieces required

to cover a swimming pool and you begin to understand why every Bisazza installation is a visual feast for the owners.

It might surprise you to learn that Bisazza's obsession with every luxurious detail of their mosaic collections doesn't end with the mosaic itself. Not content with simply creating exquisite mosaic pieces, Bisazza decided to create an exclusive grout that would perfectly complement the sumptuous tesserae.

As you might expect from this creative company, Bisazza's Fillgel rewrites the rulebook on grout. Instead of the grout being opaque, Bisazza produced a clear grout, then infused it with thousands of tiny Swarovski crystals. That sounds amazing by itself, but the effect of the crystals is to reflect the colours of the surrounding mosaic. This adds an astonishing depth and richness to the overall impression.

As you can see, Bisazza isn't so much a company as a philosophy, endlessly pursuing perfection in design and technical mastery by combining traditional values and techniques with creativity and state-of-the-art materials.

It's thanks to this philosophy that Bisazza owners can enjoy a genuine sense of exclusivity and luxury in an increasingly commoditised world. **BH**

more info?

Bisazza Australia

02 9838 9233

bisazza-australia.com.au



A relaxing atmosphere

This home's exterior natural beauty offers a laid-back and tranquil environment for the homeowners



Relaxing in the pool is the ideal way to take advantage of this country's great weather during the summer months. Pride Pools is committed to building stunning pools that are not only fully functional for the whole family, but are also brilliant, eye-catching features that incorporate the surrounding natural beauty. This stunning pool is no exception.

The pool features a glass wall across two sides, a raised feature wall on the boundary side and a long leisure seat for relaxation. The surrounding box hedges enhance the cerulean of the water, and the pool's easy access to the garden makes this the perfect outdoor entertainment area.

For ease of maintenance, Pride Pools has installed an Astral sand filter and pump, a Rola-Chem pH and liquid chlorinator, a PCC2000 fully automatic pop-up cleaning system and Sunbather solar heating.

Pride Pools' founder, Darryl Walters, has been building pools since 1973 and formed the company in 1981. His extensive industry experience means he has an excellent working relationship with the company's tradespeople, many of whom have worked with Pride Pools for more than 20 years.

When first building a pool, Pride Pools is dedicated to ensuring homeowners receive the best possible service. Before beginning construction, the company will discuss with clients their needs and the extent of work required while staying within budget. Pride Pools also believes that a good design needs to capture every requirement — from pool shape, depth and finishes to pool surroundings and council requirements.

Building about 60 to 70 pools each year, from all types of domestic pools, including in-ground spas and splash pools, to the most demanding large constructions and projects on complex sites or difficult-to-access blocks, this project was another great feat for Pride Pools.

Pride Pools, a member of HIA and SPASA, has won many awards. And although it has received numerous accolades over the years, Darryl's greatest satisfaction is delivering a high-quality pool to each client. **BH**

more info?

Pride Pools
02 9436 2711
pridepools.com.au

The surrounding box hedges enhance the cerulean of the water, and the pool's easy access to the garden makes this the perfect outdoor entertainment area



Pure pool

For a truly chlorine-free pool, Waterco's Hydroxypure has the refreshing feeling of a natural spring

Waterco's Hydroxypure water treatment system is set to make a splash in the minds of pool owners across the globe. For pool water that is completely free of odours and taste, while being soft and gentle on the skin and even eliminating the need for showering post-swim, Hydroxypure is a dream.

This is fantastic news for those looking for a healthy alternative to chlorine. Endorsed by the National Asthma Council Australia and approved by its Sensitive Choice program, Hydroxypure is recognised as a product that is supportive of asthma and allergy care.

A pure alternative to traditional sanitisers, Hydroxypure eliminates regular consumables such as salt, chlorine and stabiliser. It also allows your family to swim in fresh, clean water. Hydroxypure is especially suited to indoor pools as the fresh water ensures high air quality and no chlorine smell. Chlorine- and salt-free, Hydroxypure is also good news for those with eczema and allergies. Enriched with oxygen, it's the only sanitisation system to receive a tick of approval from the National Asthma Council Australia. Gold Coast-based inventor Nick Briscoe was inspired to come up with a chlorine-free pool to enable his youngest son Dalton, who suffers from eczema, to swim in the family's pool.

With minimal maintenance required, Hydroxypure is an affordable solution which can be installed in new swimming pools or retrofitted to salt or chlorinated pools. Setting it apart from traditional sanitation systems is its fully automated sanitisation and pH control, making

Hydroxypure highly effective in maintaining pool sanitisation and water chemistry.

"The Hydroxypure system is fully automated for complete peace of mind," explains Bryan Goh, Waterco director. "It continually sanitises your swimming pool by testing the water and automatically maintaining optimum levels of residual sanitiser. It is also able to cleverly adjust its dosing, responding to high bathing loads, hot weather, rain and pool top-ups. The pH level of your pool's water is also automatically adjusted, ensuring optimum water quality and protecting you and your pool from less-than-favourable conditions."

Once a Hydroxypure system is installed, your pool has the ability to take care of itself, including stain-free splash marks on the

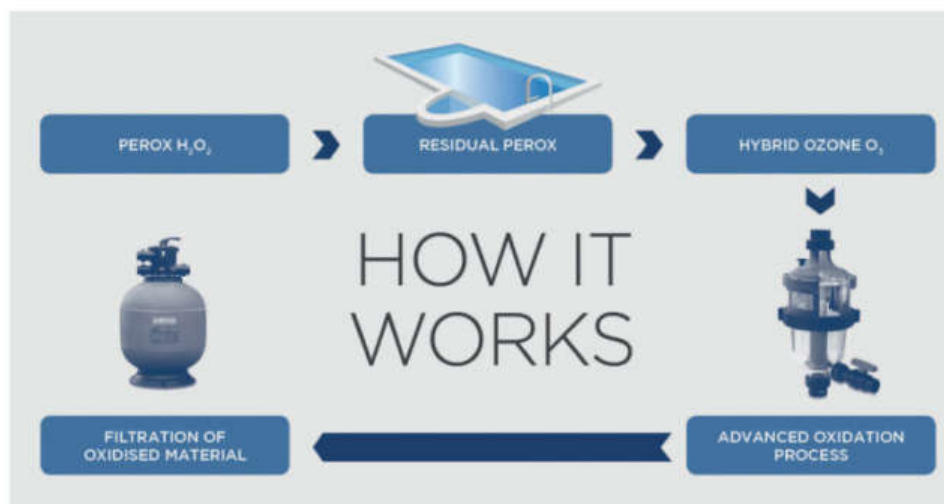
glass pool fences. Waterco's Hydroxypure also extends the life of the pool surface, pool equipment and surrounding landscaping.

Waterco has simplified advanced drinking water treatment technology and applied it to treating swimming pool water. The Hydroxypure sanitisation system is based on the Advance Oxidation Process (AOP), which combines Perox, a hydrogen peroxide-based sanitiser, and hybrid ozone to enhance the sanitisation process. The Advance Oxidation Process has the superior ability to remove bacterial threats more effectively than any other oxidation process currently available on the market.

The use of ozone and Perox in harmony increases active oxygen levels in the water. The synergy ensures the safety of your water environment without creating harmful chemical by-products. The end result is a swimming pool that's totally chlorine-free and enriched with oxygen, making it one of the most significant innovations in pool water treatment in 20 years. **BH**

more info?

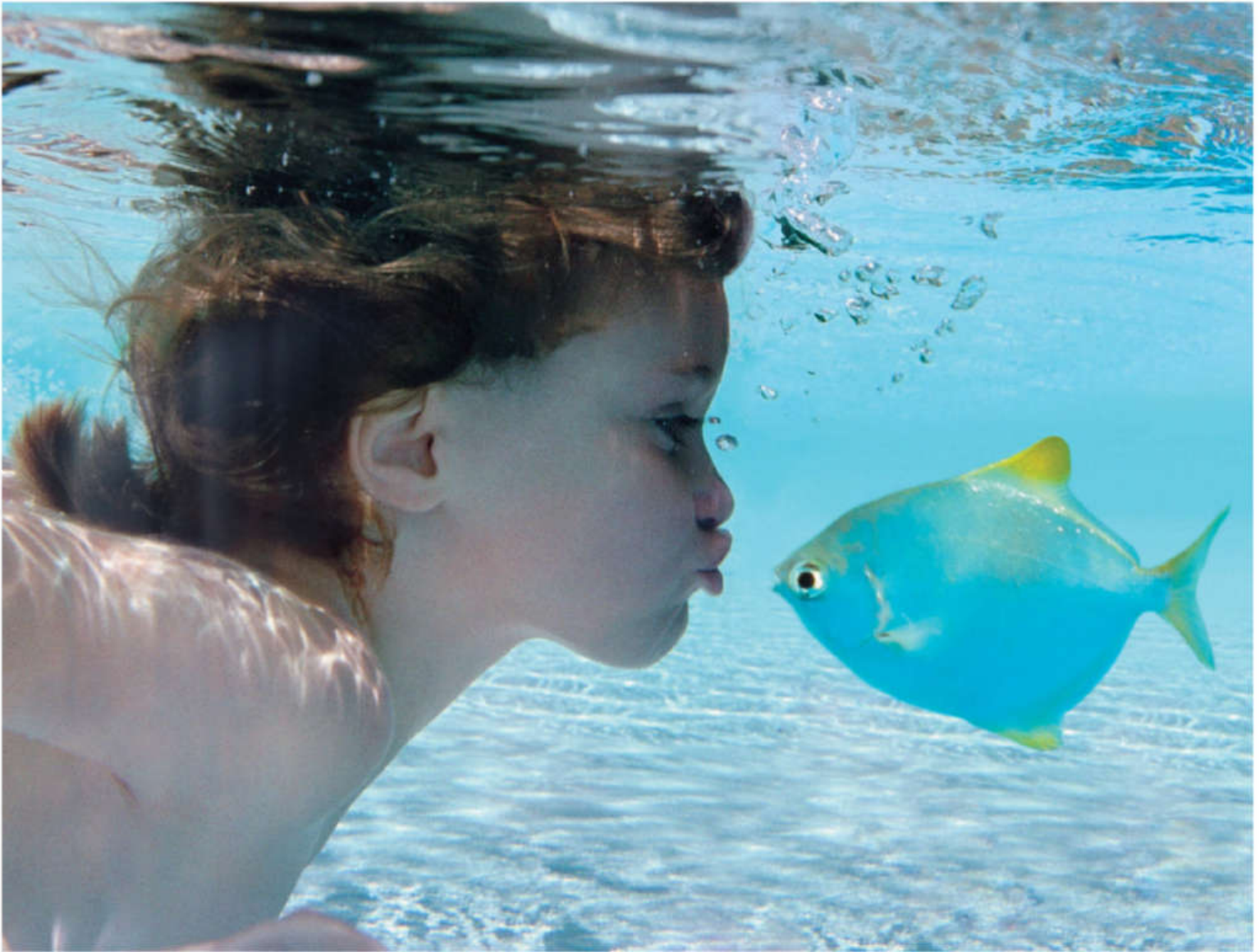
Waterco
02 9898 8643
waterco.com



Hydroxypure

chlorine free system

POOL WATER SO PURE, IT'S LIKE TAKING
A SWIM IN A NATURAL SPRING.



A chlorine free swimming pool that's free of odours and taste, soft and gentle on the skin – what's more, no shower required after swimming. Just like a refreshing swim in a natural spring.

Great news for swimmers, people with allergies and asthma, the environment and the pool itself.



Refreshing fresh water swim
No shower after swimming
No allergic reactions
Absolute water clarity

Water efficient
Extended life of pool
surfaces and equipment

Fully automated sanitisation
and pH control
Low maintenance

WATERCO
water, the liquid of life

www.waterco.com

For more information, please contact your nearest Waterco branch for more details.

NSW
02 9898 8686

QLD
07 3299 9900

VIC
03 9764 1211

SA
08 8244 6000

WA
08 9273 1900

NZ
09 525 7570

Fresh and clean

Contemporary lines and a modern design encourage resort-style living at home





Good design is crucial to a functional and beautiful outdoor space. Attention to detail as well as clever plant choices will complete it and turn it into an inviting area. It is therefore vital that you choose a landscaper who can create a design that will enhance the beauty and practicality of your space.

Insight Landscapes can do just that. Paying careful attention to the requests of their clients, and with years of experience behind them, the Insight Landscapes team are professionals in the business. The featured backyard is an example of their expertise; it clearly blends with the pool and existing home while offering a functional spot for the owners.

The clients requested a space that could be utilised for fun with their children, as well as a place of relaxation. Hardwood decking was incorporated to create a contemporary finish to the overall space, with timber feature walls on either end adding extra character.

Travertine paving features to the perimeter of the pool, the colours cleverly chosen to blend

with the home and patio. The design allows for plenty of grassed space for the children to play on as well as the ideal spot for backyard barbecues during summer.

Clint Gearside established Insight Landscapes, and with more than 12 years in the business, has gained a reputation for creating stylish and practical landscapes of a high standard. The company works on more than 150 pool areas each year in Sydney, specialising in pool surrounds and residential landscapes. The Insight team strives to create areas that their clients can connect with and enjoy using.

Insight Landscapes is a member of the Landscape Contractors Association and Master Builders Australia. **BH**

more info?

Insight Landscapes

02 4648 0188

insightlandscapes.com.au





Perfect balance

This pool successfully complements the architecture of the new home and the needs of the owners

This company doesn't call itself Urban Escape for nothing, as this backyard swimming pool really is an urban escape for the whole family.

The owners' brief was for an easy, care-free pool, one that was big enough for the kids to swim laps but would still leave enough room for an outdoor lounge and sunny garden.

A sharp design featuring a large geometric swimming pool with a swim-out ledge was built into existing rock, with both the construction of the pool and landscaping done by Urban Escape. Framed by chic travertine pavers and dynamic blue mosaic tiles, an inviting and fresh feel is given to the overall design.

The young active family wanted to use the pool regularly to relax, host pool parties, and

OUTDOOR ACCESSORY



as a place for the kids to cool off after sports training. It was therefore situated to the right of the backyard, leaving a grassy area for the kids to run and play once out of the water.

A frameless glass fence separates the grassed lawn and pool, providing safety for the young children while ensuring a pleasant visual aesthetic.

Urban Escape believes balance and harmony with the existing surrounds is a principle of good pool design and is pleased with how this pool complements the architecture of the existing home as well as the needs of the owners. The pool has proven to be a great use of a large residential block and a fantastic and practical family swimming pool.

Urban Escape owner Nick McCarthy started the award-winning structural landscape company

more than 17 years ago. Market demand inspired Nick to become a licensed pool builder as he noticed more and more people were looking for one company to look after both the pool construction and landscaping.

Offering a truly comprehensive solution to any outdoor area, Urban Escape builds approximately seven to 10 pools each year.

As a member of SPASA and LNA, Urban Escape has been recognised for its impressive design and execution of projects with many industry awards. Most recently it won a gold state award and gold metropolitan award for swimming pool construction in the \$50–\$100K category at the 2014 SPASA Awards for Excellence. **BH**

more info?

Urban Escape
02 9417 8004
urbanescape.com.au

California dreaming

The casual feel of this contemporary outdoor space lends itself perfectly to the owner's lifestyle as an avid entertainer



ENTERTAINING IN STYLE

*“The request from the client was for a design with an amazing entertaining space and outdoor kitchen” —
Matthew Leacy*





This casual yet contemporary outdoor entertaining space in a coastal suburb of Sydney has the look and feel of a Palm Springs resort. Designed by Matthew Leacy of Landart Landscapes, it's an outdoor retreat that has it all.

"The request from the client was for a design with an amazing entertaining space and outdoor kitchen," says Matthew. "There was also an ugly spa that needed to be hidden somewhere in the design and a stack-stone wall that was to remain but somehow be softened. Capturing and complementing the view was important, too, but the rest was basically up to me. I was really lucky to have such good clients who were also really passionate about the space."

The large *Aloe barberae* trees framing the entrance to the deck and the house are the signature pieces of this space. "They add some scale to balance out the predominantly tall house without screening the view; they also have an amazing structure and look incredible when lit," adds Matthew. "Like the aloes, the other plants were chosen for their structural form, colour and contrasting foliage, as well as their hardiness in the coastal location. These included *Dracaena draco*, *Pennisetum*, *Carex*, *Poa* and *Senecio*."

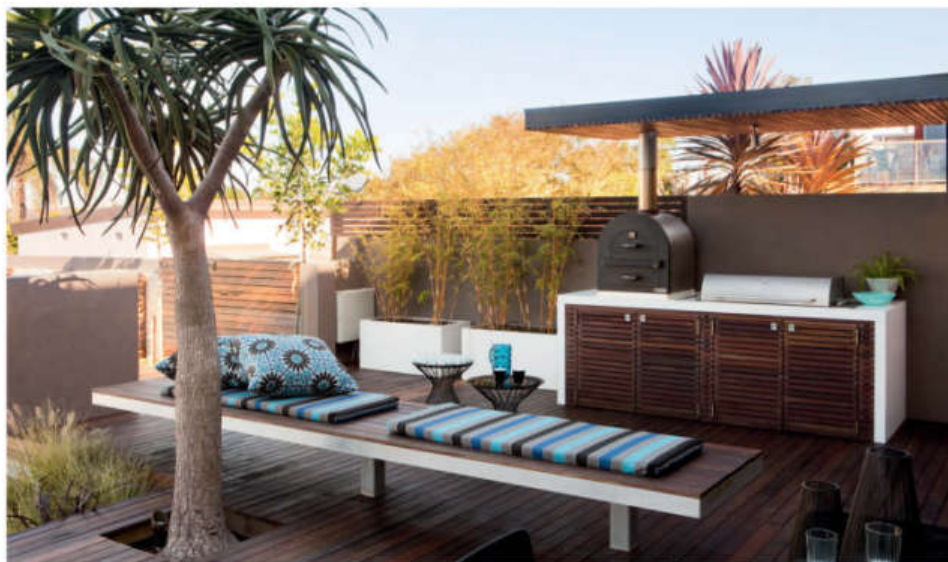
ENTERTAINING IN STYLE



Sustainable Australian hardwood was used to construct the deck, barbecue and barbecue shade structure. This is complemented by raw concrete floating pads that form the transition between the deck and the pool. Across from the outdoor kitchen is a long bench that almost looks as if it is levitating. This divides the spaces without enclosing them. Other inspired elements are the backrests, disguised within the daybed. These can be adjusted via remote control so you don't need to get up to change the incline ... perfect for relaxing by the pool. The Landart Landscapes construction team faced an array of challenges when creating this garden, but the trickiest was getting the huge aloes down three storeys and across a 150m distance from street to garden without using a crane. "We managed to wrestle and winch them all the way down. It is amazing what a strong, well-organised team can achieve when they set their minds to it," says Matthew. **BH**

more info?

Landart Landscapes
02 9958 0462
landart.com.au



Large Aloe barberae trees framing the entrance to the deck and the house are the signature pieces of this space

The minimalist styling of the balcony garden is designed to draw nothing away from the magnificent view

Sky-high style

From plain to paradise, this transformation proves that when it comes to balconies, the sky's the limit

Photography by Natalie Hunfalvy



ROOFTOP GARDEN



Amid the bustling streets of Sydney, atop a modern unit block, sits a balcony unlike any other. Josh Harrison of Harrison's Landscaping has transformed an empty concrete balcony into an inviting, versatile outdoor space that encourages both relaxation and entertainment.

"I was asked to create a lush, stylish entertaining space with both dining and lounging areas that was inviting and would be used to soften the vast amounts of plain concrete and boring floor tiles," says Josh.

The balcony is wrapped around the north-east corner of the building, allowing for spectacular morning sunlight and uninterrupted views of

Randwick Racecourse. The style of this space needed to suit the social appetite of the clients while still celebrating the breathtaking view and visual openness of the angled roof.

"I love the contrast between the bench seats and the balcony itself, I think it's a great example of effective balcony/rooftop garden design," says Josh. The natural element combination of sandstone, potted plants and hardwood timber used throughout the balcony invites the homeowners to unwind by creating a tranquil and comfortable atmosphere that contrasts with the busy city below. As Josh explains: "Even though you look out towards the city, it's a very relaxing place to be."

ABOVE The entranceway to the balcony includes a large sandstone step, hardwood timber deck, and three pots at the end of the decking that are planted with *Buxus* balls and *Dichondra* 'Silver Falls'



“Just because our clients live six floors above the street shouldn’t stop them from enjoying the benefits of a beautifully designed garden balcony” — Josh Harrison

ROOFTOP GARDEN

While the style is quite contemporary, it is also very warm and inviting



Constructing the six-storey-high balcony garden proved challenging once it came time to transport the materials up. “We had to pre-cut the lengths of timber so they would fit in the lift. Two guys were going up and down the lift carting materials for three straight days just to get everything up there,” says Josh. “Just because our clients live six floors above the street shouldn’t stop them from enjoying the benefits of a beautifully designed garden balcony.”

Following the brief, Josh designed two specific focus areas on the balcony: lounge and dining. “These areas are separated by a raised, hardwood timber deck,” says Josh, who adds “the deck creates the transition from inside the unit to out on the balcony”. The deck is

complemented by a sandstone step surrounded by pebbles masking the deck’s edge, creating a seamless, organic entrance onto the balcony.

The lounge area consists of two hardwood timber benches clad with sandstone that are strategically placed to enclose the coffee table in an open-plan lounge. The L-shaped bench that runs along the wall and deck includes a sunken planter, which houses a fiddle leaf fig plant, chosen for its unusual foliage and effective ability to soften the look of the concrete wall behind.

At the far end of the lounging area are three yuccas planted in lightweight cube pots as well as a large water bowl with lilies in it. The plants chosen needed to be durable and able to prosper in harsher conditions than normal. “The



conditions up on the balcony were completely different to those on the ground, as it’s often windier, drier and hotter. We chose plants that would thrive in these conditions and be able to handle a bit of neglect,” explains Josh.

At the opposite end of the balcony is a second hardwood, L-shaped bench seat with a sunken planter that looks out towards Randwick Racecourse and is used to enclose the dining area. For night-time dining and entertaining, the bench seat includes low-voltage lighting to accentuate the seating and dining area without drawing attention from the view. The balcony edge connected to the dining area is left open with plenty of standing space.

The balcony design sits low to the ground and fits neatly beneath the glass screen of the balcony edge. This low-lying design gives added privacy from the ground, while adding to the illusion of space when combined with the angled rooftop. Josh’s use of organic elements in both the dining and lounge area maintains a level of modern sophistication while still creating a homely and relaxed feeling. “While the style is quite contemporary, it is also very warm and inviting. We didn’t want the design to be too serious or formal as it wouldn’t have suited our clients and most importantly, the way they planned to use the space,” says Josh. **BH**

more info?

Harrison's Landscaping

02 9986 3112

harrisonslandscaping.com.au

*Exquisite
Beauty*



Marable
Slab House

totemQuartz®
Engineered Stone

marable.com.au

02 9666 7772

6 Green Street
Banksmeadow, NSW 2019



Shade & protect

A European awning manufacturer has teamed up with an Aussie company for shading solutions that focus on quality and style

Sun and wind protection are vital to enhancing any outdoor room. By shading or protecting your outdoor room from the elements, it is more functional all-year-round.

Retractable roofs and folding-arm awnings can provide sun and rain protection when you most need it, and without impacting upon your enjoyment of your outdoor area.

Incorporating these highly functional features needn't detract from the style of your home. Since 1987 Blinds by Peter Meyer has been manufacturing high-quality designer blinds and awnings and has authorised dealers across Australia and New Zealand.

"Our product range and selection is by far one of the broadest around. We manufacture

a massive number of exclusive products that will set your home apart from the rest," says Blinds by Peter Meyer's Simon Meyer. In a major coup for the Australian company, it has recently been appointed as the exclusive distributor of renowned European awning manufacturer Weinor. With both companies holding a solid heritage in the field, plus a focus on precision and quality, the partnership is a perfect match. Simon stresses the importance of good quality, particularly when "your products live outside!"

The latest Weinor awnings have been turning heads, winning multiple design awards throughout Europe. As well as offering 56 standard frame colours and more than 200 exclusive fabric options, the new Weinor range

includes built-in heaters and LED lighting — useful features for any outdoor room or area.

Also among Blinds by Peter Meyer's new products is a range of side screens, perfect for deflecting wind, to make outside entertaining and dining easier and more enjoyable.

The company offers a full measure and installation service, as well as expert advice on selecting the right product to suit your outdoor room. **BH**

more info?

Blinds by Peter Meyer
1800 254 631
petermeyerblinds.com.au

Stunning Designs

Cutting Edge Technology

Uncompromising Quality

German Precision

Uber style.

Cassita II

Weinor Folding Arm + Conservatory Awning Systems from Peter Meyer



Zenara LED Cassette



Opal Design LED Cassette



Cassita II LED Cassette



Paravento Side Screen Panels



Plaza Home & Conservatory Awnings

We're extremely proud to announce our stunning new Weinor range of awnings, crafted to the highest standards, incorporating unique innovation and technology with German precision.

The wide range of unique Weinor awnings, fabrics, frame colours and accessories is exclusive to Blinds by Peter Meyer in Australia & NZ.

View our complete range online at: www.petermeyerblinds.com.au or Freecall us on: 1 800 254 631 for the details of your closest dealer.

weinor

Head Office + Showroom
25 Richmond Rd Homebush NSW
Freecall Aust: 1 800 254 631
NZ Phone: +64 9 302 2499
www.petermeyerblinds.com.au



Blinds
By Peter Meyer

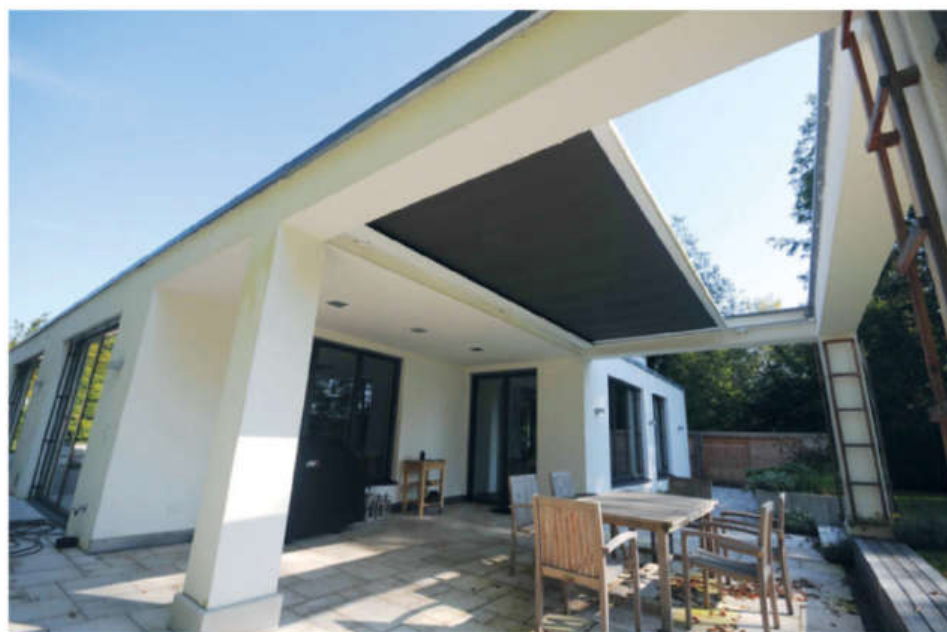




Second to none

Create a comfortable outdoor room with a shading system to suit your home





Designed and manufactured in Germany to strict quality standards, the complete range of Markilux products was created with the harsh Australian climate in mind. With more than 40 years' experience in technical research and innovation, the company offers a solution to protect your outdoor areas, windows, balconies and even skylights with custom-made systems using the world's best machinery and materials. Its range of outdoor blinds and folding-arm awnings is ideal for any conditions, whether your home is on the coast or located in a hot, dry climate.

Utilising progressive German technology, the company was the first to engineer the Bionic Tendon folding-arm element. With a neat, modern finish, every blind in the range is fully retractable and, when not in use, is either totally concealed or barely noticeable. Markilux was also the first to create nano-coated fabrics and frames that have a self-cleaning effect.

Protection from sun isn't the only benefit of installing a Markilux shading system. With increasing power bills, saving energy has become paramount and outdoor blinds are an excellent way to save dollars. As the sun's heat mainly enters a home through its glazing, shading windows can eliminate the need to artificially heat or cool. Markilux awnings can block up to 95 per cent of the sun's heat from entering a dwelling and either eliminate or drastically reduce the need to air condition in summer. Outdoor vertical blinds can also help to retain heat inside during winter.

Whether you want to spend more time outdoors or make your indoor spaces more comfortable without wasting money on energy bills, a shading system is a good idea. **BH**

more info?

Markilux Australia
1300 654 469
markilux.com.au



Save time

Spend less time on maintenance and more time enjoying your outdoor room

With summer around the corner, barbecues are being lit, pools cleaned and decks swept. People all across the country are gearing up for another fantastic Australian summer.

Often this excitement is tarnished when you step out onto the deck and realise what three to six months of neglect has done to your outdoor room. Your timber decking is cracking and swelling around the screw holes, the paint on your privacy screen is bubbling under the surface and the fence looks like it could fall over in a stiff breeze.

We've all toiled away trying to make our outdoor rooms look new again — sanding and varnishing, oiling decks over and over and spending our weekends renovating. What if you could spend the weekends leading up to summer doing the things you enjoy instead of staying at home to work on the house?

Knotwood provides a range of extruded aluminium products that give style to your outdoor area while eliminating the maintenance associated with timber. Unlike wood/plastic composites, Knotwood remains light and easy

to work with because it's made from powder-coated aluminium rather than wood.

Owned and run by Australians, Knotwood uses local materials to make products suitable for our unique conditions. Its products are

available in more than 30 timber-look finishes and a large range of powder-coat colours. Each finish is backed by a 10-year warranty and exceeds Australian finishing standards. The company's range of products is available nationwide with a network of professionals that provide installation services to most of the country. Call Knotwood for a free sample. **BH**

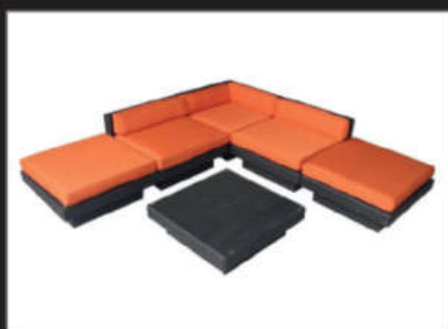
more info?

Knotwood

1300 566 896 (1300 KNOTWOOD)

knotwood.com.au





new AGE
OUTDOOR LIVING

Elegant, modern and intelligent

*Guiding the eye with clean lines
and clever features*



POOL PARTY



Pearls of water seem to levitate and catch the light in this example of sublime, modern pool design. Jade Swimming Pools, an award-winning company that designs and builds custom pools, had the exciting brief to design a pool that caught the eye and utilised the home's outdoor space. Working closely with the owners, Jade Pools designed this Sydney pool to take advantage of limited space by using the pool's own lines to create a perception of amplitude within the backyard.

The team also designed a feature in the centre of the pool to capture the attention of visitors. Within the minimal framing of a white column arrangement, a water feature rains down into the pool to create a small waterfall. Utility and aesthetics were prioritised in this design, with an elegant nod to European architecture that lets you imagine you have just jumped off a yacht into the turquoise waters of the Mediterranean. It would be impossible to

stop the kids from spending their hot summers underneath the water feature.

At 7m long, the pool is met at one end with uniquely designed raised plinths that guide you into the pool and give the beautiful impression of floating islands in the water. These major features shaped the Jade Pools design, allowing other subtle elements to maximise the outdoor space. The pool is framed by dark, rich woodwork which, through both its lateral placement and colour, accentuates the contrast of the pool's white rendered structure and contributes to a feeling of spaciousness. Sustainable construction is pursued through the use of reinforced steel, which guarantees to maximise the pool's lifespan. **BH**

more info?

Jade Swimming Pools
02 9686 6000
jadepools.com.au





POOL + GARDEN

YOUR **COMPLETE** OUTSIDE

Existing pool and garden renovation, or big picture planning - we deliver sustainable outdoor spaces where form and function are equally important. Dedicated to quality and a concept-to-completion approach, our designs are a refined blend of the client's lifestyle needs along with the vision to utilise existing outdoor features with creative forethought. We harmonise home and landscape, combining Australian sensibility with refined designs inherent to European gardens. Large spaces or intimate terraces we create gardens that last.



POOL + GARDEN RENOVATION
CONSULT + PLAN + CONSTRUCT
GARDEN MAINTENANCE



Safeguard your stone

A deep-penetrating invisible sealer designed to protect natural stone and paving



A STONE'S THROW AWAY



wet for long enough, mould and bacteria can take hold and the material can be softened and weakened. Water also contains minerals (salts) that can leave unsightly residues or stains and even cause major corrosion of pavers and tiles.

Australia is a land of innovation and it's no surprise that the world's most advanced impregnating sealers for protecting porous surfaces come from Dry-Treat, an Australian company.

Dry-Treat's invisible impregnating sealers provide many advantages over traditional topical (coating) and impregnating sealers. "Our technology comes down to two basic things," says Dry-Treat's global marketing manager, Gabriel Chapman. "Our impregnating sealers penetrate much deeper and our special water- and oil-repelling molecules actually bond permanently inside the treated material so you get a very deep and a very long-lasting barrier of protection."

Dry-Treat's flagship STAIN-PROOF sealer not only protects natural stone, paving and tiles against stains to keep them looking good, it also maintains the slip-resistance of the surface, retards moss and mildew growth and makes the surface easier to clean. A 15-year

performance warranty is available when STAIN-PROOF is applied by an accredited applicator, although the simple application instructions have made it very popular for DIY use as well.

"Dry-Treat's reputation has spread over 30 countries, largely by word of mouth, because our sealers really do work," says Gabriel. "Today, STAIN-PROOF protects thousands of homes and many well-known public icons including the Melbourne Cricket Ground, the new BBC Scotland headquarters, the Dallas Cowboys stadium, city malls, famous hotels and monuments. So we are very comfortable backing our products with extraordinary warranties."

For product information and contact details of Dry-Treat dealers and accredited applicators, call the number below or visit the Dry-Treat website. **BH**

more info?

Dry-Treat
1800 675 119
drytreat.com

With the right treatment, it's easy to keep even the most porous natural stone and paving, as well as tile and brick, looking great for many years. Treating a porous surface with the right impregnating sealer also makes cleaning easier.

Staining is the most common problem affecting porous materials, such as stone paving and steps, but there are other common types of damage. Water can be harmless but if stone or paving is

HERE
COMES
SUMMER



THINK OUTSIDE Australia Sales
P: (61) 2 8824 4488
F: (61) 2 8824 4489
Unit 3/1 River Road West
Parramatta, NSW 2150
Sydney, Australia

TIME
TO GO
OUTSIDE

ee-i-ee-i-●

think
outside



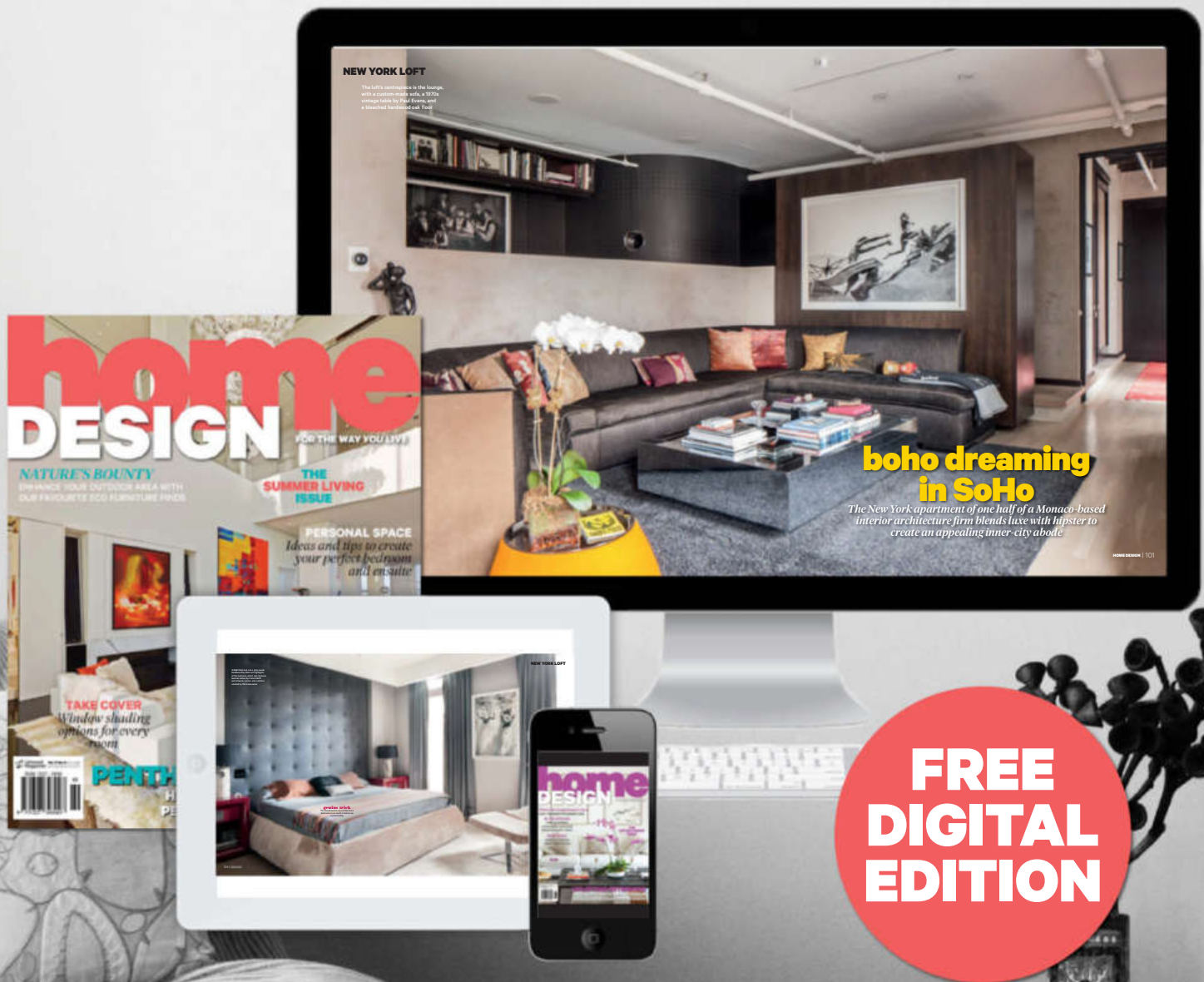
DID
THAT
CHAIR
TALK

TAKE
A
SEAT

FILL ME
UP
MATEY!

PRINT. DIGITAL. BOTH.

*HOME IS WHERE THE ART IS.
IDEAS ARE ONE TOUCH AWAY.*



INCLUDES

12 months of both
the print and digital
editions



Immediate digital
access



Fast, convenient and
perfect for when you
are on the go

Six-issue subscription to
Home Design magazine

+ 12-month digital
subscription to *Home
Design* FREE

FOR ONLY
\$54.95

CALL 1300 303 414 (QUOTE C/BHHD2)
OR
ORDER NOW IN THREE EASY STEPS!

STEP 1: SUBSCRIBE ME:

- ☒ I would like six issues of *Home Design*
+ **FREE** 12-month digital subscription to
Home Design
FOR ONLY \$54.95

STEP 2: MY DETAILS:

Mr/Mrs/Miss/Ms First name: _____
Surname: _____
Address: _____
Suburb: _____
Daytime telephone: () _____
Email: _____

STEP 3: PAYMENT OPTIONS:

Cheque/money order for AU\$

(Please make cheques payable to Universal Magazines Pty Ltd)

Please charge my:

☐ American Express ☐ Diners ☐ MasterCard ☐ Visa

Card number: _____

Expiry date: (must be included) _____

Cardholder's name: _____

Cardholder's signature: _____

TO RECEIVE THIS OFFER, QUOTE THE CODE: C/BHHD2
HURRY! OFFER ENDS MAY 21, 2015

www.universalshop.com.au

FAX NOW (02) 9805 0714

CALL NOW 1300 303 414 (cost of a local call)

OVERSEAS ENQUIRIES +61 2 9887 0399

SEND COUPON NOW Subscriptions Department,

Reply Paid 75687 North Ryde NSW 1670

EMAIL NOW mailorder@universalmagazines.com.au

ONLINE NOW www.universalshop.com.au

Subscriptions will commence with the first available issue. Existing subscriptions will simply be extended. Free gifts arrive separately to the magazine subscription and are sent as soon as possible. Free gift offers do not apply to subscribers currently on the Easy Payment Plan or those upgrading with the Early Bird offer. Offer open to Australian residents only. By subscribing you acknowledge that you understand that 'tip-ons' and gifts or bonus issues that may be available with non-subscriber copies of this magazine may not be provided to subscribers and is at the discretion of Universal Magazines Pty Ltd. The promoter shall not be liable for any loss or damage which is suffered or sustained (including but not limited to, indirect or consequential loss) or for personal injury which is suffered or sustained as a result of taking part in this or any other gift offer. By subscribing, you consent to receive any direct marketing material including emails which inform the recipient of the Promoter's other publications, products, services or events and to receive promotional material from third parties. Please tick the box if you do NOT wish us to use this information for the purposes stated above ☐ Offer available while stocks last.

THE KITCHEN IDEAS PACK

Your search for inspiration is over!



Four magazines delivered to your door, all at once!

universalmagazines.com.au/special-offers
or call 1300 303 414 to order

BEST homes

LUXURY HOUSES & APARTMENTS

EDITOR-IN-CHIEF

Kate St James, FDIA

MANAGING EDITOR

Karsha Green

SUB-EDITOR

Anastasia Casey

CONTRIBUTORS

Tessa Hoult, Danielle Townsend, Annabelle Cloros

Alex Longstaff, Thomas Lockey, Karen Booth

PHOTOGRAPHERS & STYLISTS

Marian Riabic, Andrew Lecky,

Clive Buxton, Tim Turner

DESIGNER

Katharine McKinnon

ADVERTISING PRODUCTION

Anna Cindric, Rebecca Eastman

ADVERTISING

Rosemary Wood rwood@universalmagazines.com.au

CIRCULATION ENQUIRIES

Sydney head office (02) 9805 0399



CHAIRMAN/CEO Prema Perera

PUBLISHER Janice Williams

CHIEF FINANCIAL OFFICER Vicky Mahadeva

ASSOCIATE PUBLISHER Emma Perera

ASSOCIATE PUBLISHER Karen Day

CIRCULATION DIRECTOR Mark Darton

CREATIVE DIRECTOR Kate Podger

PRINT PRODUCTION MANAGER Lilian Ohanessian

EDITORIAL PRODUCTION MANAGER Anastasia Casey

PREPRESS MANAGER Ivan Fitz-Gerald

MARKETING & ACQUISITIONS MANAGER Chelsea Peters

Best Homes No. 2 is published by Universal Magazines, Unit 5, 6–8 Byfield Street, North Ryde NSW 2113. Phone: 02 9805 0399, Fax: 02 9805 0714. Melbourne office, Level 1, 150 Albert Street, South Melbourne Vic 3205 Phone: 03 9694 6444, Fax: 03 9699 7890. Printed by Toppan Leefung, China, distributed by Network Services, 175-183 Castlereagh Street, Sydney. Distributed in Singapore and Malaysia by CARKIT (FE) Pte Ltd, Singapore, Phone: 65 62821 960.

This book is copyright. Apart from any fair dealing for the purpose of private study, research, criticism or review as permitted under the *Copyright Act*, no part may be reproduced by any process without written permission. Enquiries should be addressed to the publishers. The publishers believe all the information supplied in this book to be correct at the time of printing. They are not, however, in a position to make a guarantee to this effect and accept no liability in the event of any information proving inaccurate. Prices, addresses and phone numbers were, after investigation, and to the best of our knowledge and belief, up to date at the time of printing, but the shifting sands of time may change them in some cases. It is not possible for the publishers to ensure that advertisements which appear in this publication comply with the *Trade Practices Act*, 1974. The responsibility must therefore be on the person, company or advertising agency submitting the advertisements for publication. While every endeavour has been made to ensure complete accuracy, the publishers cannot be held responsible for any errors or omissions.

* Recommended retail price.

ISSN 2203 -8493 Copyright © Universal Magazines MMXV

ACN 003 026 944

www.universalmagazines.com.au

Please pass on or recycle this magazine.

We are a member of

PublishersAustralia
media that engages



index

PROJECTS

Bellemore Homes	72
Canny	40
GJ Gardner Homes.....	96
Graeme Alexander Homes	34
Gremmo Homes.....	78
Ground Control	176
Harrison's Landscaping	201
Insight Landscapes	192
Jade Pools	212
Jakin Constructions.....	100
Johnson Property Group	60
Landart Landscapes	196
Markilux Australia.....	208
Narellan Pools	126
Neil Fletcher Design.....	14
SiteDesign + Studios.....	168
Swanbuild	56
To the Mil	180
Urban Escape.....	194

ADVERTISERS

ACG Building	62, 67, 150
Aspect Designs	48, IBC
A Total Concept.....	IFC, 130, 134
Australian BBQ Manufacturers.....	55
HW Barnwell.....	39
BDC Building Services.....	90, 95

Bisazza	184
Blinds by Peter Meyer	206, 207
CASF Australia.....	110, 114, 174
Chateau Architects + Builders	4
CMS Building & Design.....	68, 71
Crystal Pools.....	146, 149
Dan Kitchens	116
Dana Kitchens	33, 118
Designer Staircases.....	47
Dry-Treat	175, 218
Eco Design	154, 157
Elite Garden Ornaments.....	158, 161
Euroluce	12
GOODMANORS.....	138, 216, OBC
House of Bamboo	6, 144
Knotwood	210
Marble & Ceramic Corp	21
Mint Kitchens	112
MyAlfresco.....	89
New Age Outdoors.....	211
Pride Pools.....	11, 162, 188
SFN Constructions.....	84, 85
Starr Constructions	8, 22, 28
Tecton Group	27
Think Outside	220
Tombo Design.....	167
Waterco.....	190, 191
Wincrest.....	77



EXCELLENCE

IN DESIGN, CONSTRUCTION
AND MANAGEMENT



2/82 Pacific Highway
St Leonards

55/61 Marlborough Street
Surry Hills

Phone: 0418 460 714
aspectdesigns.com.au

Aspect has a unique service blending innovative design concepts for today's lifestyle with practical construction expertise producing award winning homes expressing your individuality and style.

Established since **1980**

WINNERS of over 30 MBA and HIA awards



POOL + GARDEN YOUR **COMPLETE** OUTSIDE

Existing pool and garden renovation, or big picture planning - we deliver sustainable outdoor spaces where form and function are equally important. Dedicated to quality and a concept-to-completion approach, our designs are a refined blend of the client's lifestyle needs along with the vision to utilise existing outdoor features with creative forethought. We harmonise home and landscape, combining Australian sensibility with refined designs inherent to European gardens. Large spaces or intimate terraces we create gardens that last.

9818 3377
WWW.GOODMANORS.COM.AU

BLD. LIC. 39086

GOODMANORS